BLOCK 232 SO 44 FT OF SUB B
OF LOT 2 & NO 6 FT OF SUB A
OF LOT 3

GLYNN LOVEY LLC
96972 BLACKROCK RD
YULEE, FL 32097

2024

00-00-31-1800-0232-02B2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

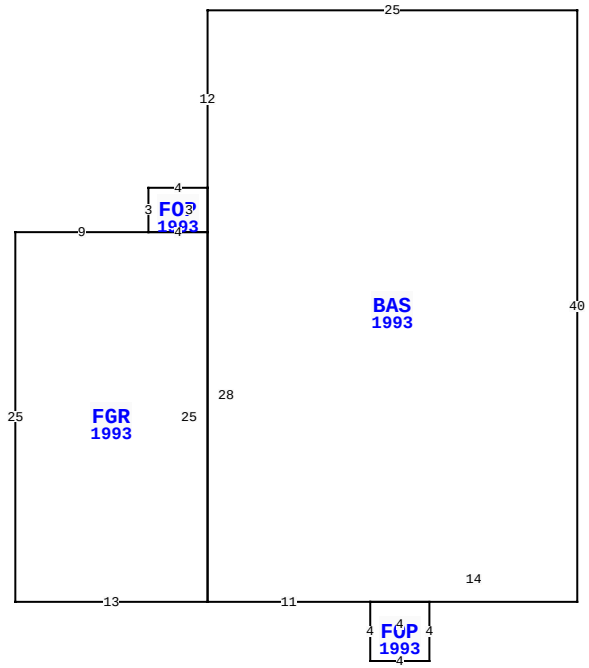
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	71,298
FGR	325	55	179	12,762
FOP	12	30	4	285
FOP	16	30	5	356
TOTALS	1,353		1,188	84,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,188	95.0000	90.25	107,217	1981	1981	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 0 Heated Area: 1000 HX Base Yr



630 S 12TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	84,701
TOTAL MARKET OB/XF VALUE	1,078
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	195,779
SOH/AGL Deduction	92
ASSESSED VALUE	195,687
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,687
TOTAL JUST VALUE	195,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102207	H/AC	2,000	12/30/2010
2004268	REMODEL	1,000	10/30/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2535/1948	9/09/2021	WD	U	I	11	100
GRANTOR: MITCHELL GLYNN B						
GRANTEE: GLYNN LOVEY LLC						
0723/0797	2/06/1995	MD	U	I	05	16,200
GRANTOR: UNITED STATES MARSHAL						
GRANTEE: UNITED STATES OF AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S12 FOP=[YR=1993] W4S3 FGR=[YR=1993] W9 S25E13N25W4$E4N3$ S28 E11 FOP=[YR=1993] S4E4N4W4$E14 N40$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	47	9	423.00	SF	6.50	6.50	100	1981	1981	3	35	962	
2	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	100	1981	1981	3	35	116	

LAND DESCRIPTION

TOTAL OB/XF 1,078

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS