BLOCK 232 SO 50 FT OF SUB A OF
LOT 3
CITY OF FDNA BEACH

JANICKE EUGENE M & MARY G REVOCABLE TRUST/JANICKE
1307 ISLAND RIDGE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-03A2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

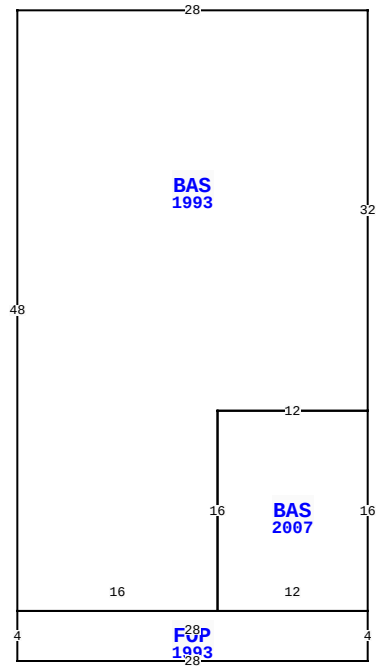
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		1 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,152	100	1,152	200,539
BAS	192	100	192	33,423
FOP	112	30	34	5,919
TOTALS	1,456		1,378	239,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,378	141.2400	176.55	243,286	1981	2020	0	0	0	1.40	98.60

1 SNGL FAM – 0% - 2024 Heated Area: 1344 HX Base Yr



632 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	239,880
TOTAL MARKET OB/XF VALUE	860
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	360,740
SOH/AGL Deduction	0
ASSESSED VALUE	360,740
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,740
TOTAL JUST VALUE	360,740
NCON VALUE	69,662
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032708	ELEC OTHER	2,000	03/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2688/983	12/27/2023	SW	Q	I	01	447,500
GRANTOR: MY FLORIDA HOME SOLUT						
GRANTEE: JANICKE EUGENE M &						
2651/1365	6/28/2023	WD	Q	I	03	245,000
GRANTOR: MOORE REGINA M						
GRANTEE: MY FLORIDA HOME SOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S48 FOP=[YR=1993] S4 E28 N4 BAS=[YR=2007] N16 W12 S16 E12$ W28$ E16 N16 E12 N32$.

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	42	9	378.00	SF	6.50	6.50	100	1981	1981	3	35	860	

LAND DESCRIPTION

TOTAL OB/XF 860

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	2,400.00	2,400.00	120,000							

REVIEW DATE 05/31/2019 BY DJ Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS