

BLOCK 232 S'LY 6 FT OF
SUB B LOT 3 & THE N'LY
44 FT OF SUB A LOT 4

ANTUN JAMES JOHN/GRAY JAYDE MARIE
704 S 12TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-04A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
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	1,312	100	1,312	253,049
FOP	160	30	48	9,258
PTO	128	5	6	1,157
TOTALS	1,600		1,366	263,464

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	855.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	69.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00

1 SNGL FAM - 100% - 2023

Heated Area: 1312

HX Base Yr 2023

PTO 2019

BAS 2019

FOP 2019

704 S 12TH ST, FERNANDINA BEACH	BLD DATE		LGL DATE	03/18/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
4,797									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		263,464	
TOTAL MARKET OB/XF VALUE		4,797	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		378,261	
SOH/AGL Deduction		11,161	
ASSESSED VALUE		367,100	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		317,100	
TOTAL JUST VALUE		378,261	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,408	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183505	NEW CONSTR	162,248	10/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2355/1090	4/20/2020	WD	Q	I	01	299,000
GRANTOR: LEWIS FREDERICK E JR						
GRANTEE: ANTUN JAMES JOHN &						
2100/1880	1/18/2017	SW	U	I	12	80,800
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: LEWIS FREDERICK E J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W11 PT0=[YR=2019] N8 W16 S8 E16\$ W21 S41 FOP=[YR=2019] S5 E32 N5 W32\$ E32 N41\$.									