

BLOCK 232 S42 FT OF SUB A OF
LOT 4 & N8 FT OF SUB B OF 4
IN OR 1188/902

SMITH LYNN
712 S 12TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-04A2



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2										
Exterior Wall	05	AVERAGE 100	0100	01	1,135	104.5000	99.28	112,683	2002	2002	0	0	10.25	89.75	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2004													Heated Area: 1050									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2004									
Interior Wall	05	DRYWALL 100																							
Interior Floo	07	CORK/VTILE 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		1.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
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	1,050	100	1,050	93,559																					
FOP	208	30	62	5,524																					
FST	42	55	23	2,049																					
TOTALS			1,300	1,135	101,133																				
EXTRA FEATURES			712 S 12TH ST, FERNANDINA BEACH																						
L N	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	0 100	18	3	54.00	SF	6.50	6.50	100	2002	2002	3	82	288										
2	0810	CONCRETE A	0 100	0	0	972.00	SF	6.50	6.50	100	2002	2002	3	82	5,181										
712 S 12TH ST, FERNANDINA BEACH																									
BLD DATE																									
XF DATE																									
INC DATE																									
LGL DATE																									
LAND DATE																									
AG DATE																									
03/18/2024 MLU																									
SALES DATA																									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																		
1188/0902		11/14/2003	WD	U	I	06	49,000																		
GRANTOR: NASSAU HABITAT FOR HU																									
GRANTEE: SMITH LYNN																									
0901/1806		10/04/1999	WD	Q	V		7,000																		
GRANTOR: SESSIONS GEORGIA N																									
GRANTEE: NASSAU HABITAT FOR																									
BUILDING NOTES																									
BUILDING DIMENSIONS																									
BAS=[YR=2002] W19 FST=[YR=2002] W7 S6 E7 N6 \$ S6 W7 S36																									
FOP=[YR=2002] S8 E26 N8 W26 \$ E26 N42 \$.																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		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 05/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS																									