BLOCK 232 N50 FT OF S78 FT
OF B OF 4
IN OR 2050/1768

ARATA BLANCA ELIAS
716 S 12TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-04B1

BUILDING CHARACTERISTICS

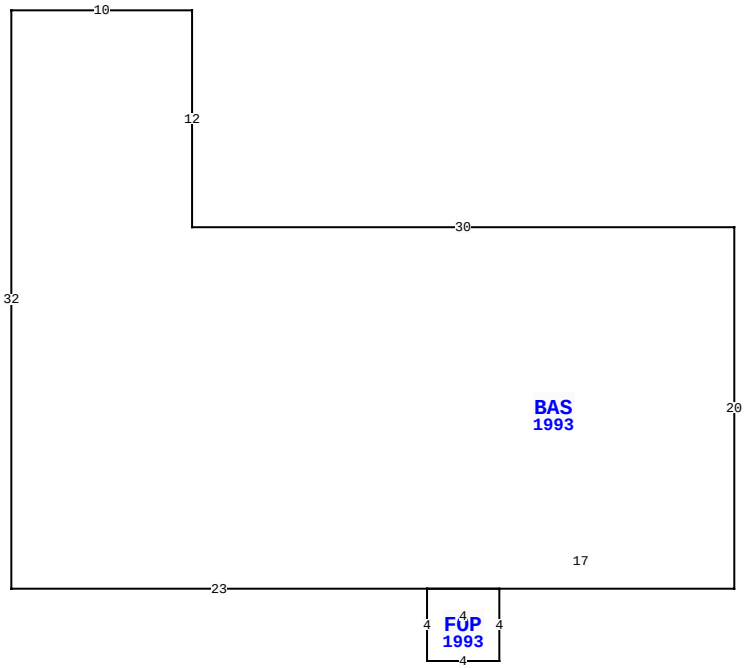
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	920	100	920	109,615
FOP	16	30	5	595
TOTALS	936		925	110,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	11	925	143.2560	136.09	125,883	1961	2000	0	0	0	12.45	87.55

1 SINGLE FAM – 0% - 2023 Heated Area: 920 HX Base Yr



716 S 12TH ST, FERNANDINA BEACH

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

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	1242	WD DECK A	0	0	3	4	12.00	SF	10.00	10.00	100	2005	2005	3	24	29	
2	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2005	2005	3	24	38	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	110,211
TOTAL MARKET OB/XF VALUE	67
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	220,278
SOH/AGL Deduction	0
ASSESSED VALUE	220,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,278
TOTAL JUST VALUE	220,278
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051818	REMODEL	1,000	05/18/2005
20051743	H/AC	3,000	05/06/2005
20051732	REMODEL	2,000	05/05/2005
20051636	REMODEL	1,000	04/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2050/1768	6/06/2016	QC	U	I	11	100
GRANTOR: BRUNSON GARY L & BERT						
GRANTEE: ARATA BLANCA ELIAS						
1998/1184	8/21/2015	WD	Q	I	01	108,500
GRANTOR: MCINTYRE JAMES K						
GRANTEE: ELIAS BERTHA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N20 W30 N12 W10 S32 E23 FOP 1993=S4 E4 N4 W4$E17$.

LAND DESCRIPTION

TOTAL OB/XF 67

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS