1/3 HX INT
BLOCK 233 W 100 FT OF
S1/2 OF LOT 1

BROWN WILLIE MAE EST/BETTY JEAN RICHO
C/O BETTY JEAN RICHO, 808 S 12TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0233-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 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

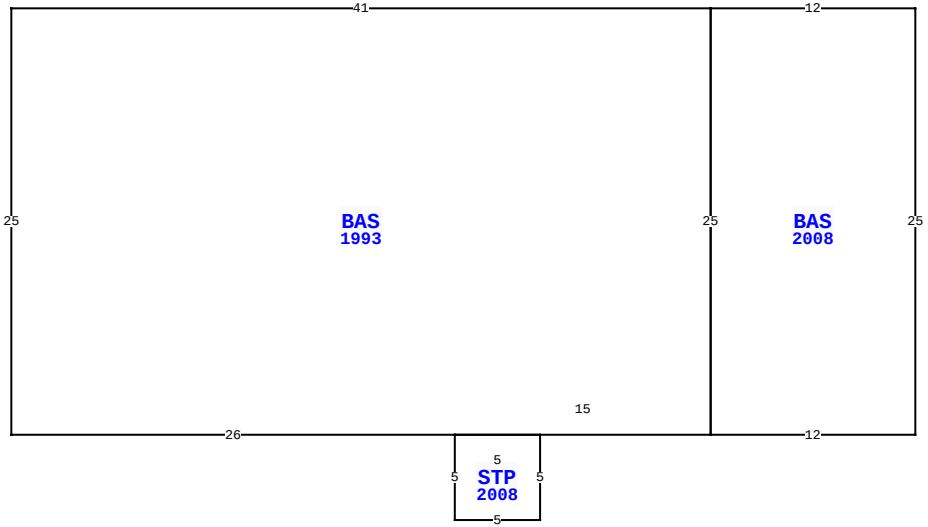
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1,025	79,224
BAS	300	100	300	23,187
STP	25	10	2	154
TOTALS	1,350		1,327	102,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,327	110.7700	105.23	139,640	1972	1985	0	0	0	26.55	73.45

1 SINGLE FAM – 34% - 2012 Heated Area: 1325 HX Base Yr 2012



808 S 12TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		102,566
TOTAL MARKET OB/XF VALUE		389
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		292,155
SOH/AGL Deduction		151,469
ASSESSED VALUE		140,686
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		115,686
TOTAL JUST VALUE		292,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7256	REMODEL	30,000	08/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0781/0473	1/03/1997	QC	U	I	06	100

GRANTOR: BROWN BURNIS MCARTHUR
GRANTEE: BROWN WILLIE MAE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 BAS=[YR=1993] W41S25E26 STP=[YR=2008] S5E5N5W5$ E15N25$ S25 E12N25$.

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	34	0	0	260.00	SF	6.50	6.50	100	1972	1972	3	23	389	

LAND DESCRIPTION

TOTAL OB/XF 389

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	34		R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS