

BLOCK 245 SUBLT A OF 1
REPLAT OF BLOCK 245 PB 2/54
IN OR 1816/1705

ABERNETHY MARK A JR/ABERNETHY JEREMY N
94078 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0245-01A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

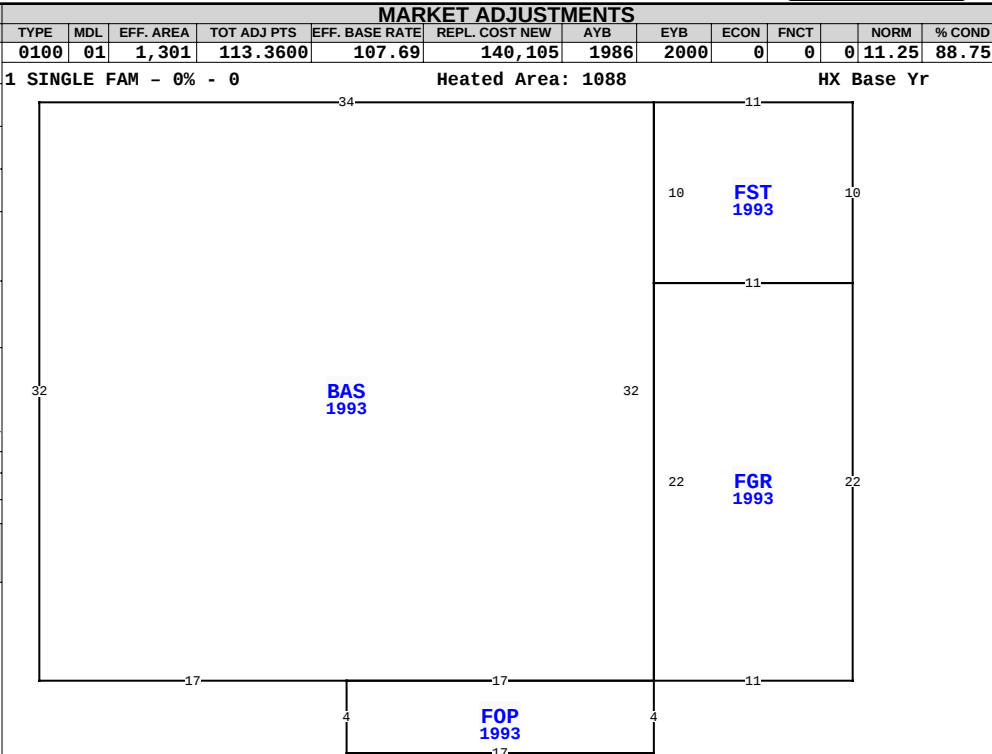
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	103,986
FGR	242	55	133	12,712
FOP	68	30	20	1,912
FST	110	55	60	5,734

TOTALS	1,508		1,301	124,343
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	20	11		220.00	SF 6.50	100	1986
2	0510	GARAGE WD-	0	0	15	27		405.00	SF 35.00	100	1995
3	0810	CONCRETE A	0	0	0	0		433.00	SF 6.50	100	1995
4	0858	SCULP CONC	0	0	0	0		550.00	SF 13.00	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0007	R-2	86.00	100.00	1.00	LT	

REVIEW DATE	01/14/2021	BY	TWA
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212 N 13TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1986	1986	3	49.5	708	
100	1995	1995	3	23	3,260	
100	1995	1995	3	70	1,970	
100	1995	1995	3	91	6,507	

TOTAL OB/XF											
12,445											

Total Acres:	0.00	Total Land Value:	125,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	124,343		
TOTAL MARKET OB/XF VALUE	12,445		
TOTAL LAND VALUE - MARKET	125,000		
TOTAL MARKET VALUE	261,788		
SOH/AGL Deduction	41,985		
ASSESSED VALUE	219,803		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	219,803		
TOTAL JUST VALUE	261,788		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	256,475		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101684	H/AC	4,900	09/27/2010
20100807	XFOB	1,400	05/14/2010
20080640	REPAIR/RRF	6,050	04/21/2008
20034076	REMODEL	0	10/30/2003
20012730	ELEC OTHER	0	01/03/2002
2002963	ELEC OTHER	0	05/17/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1816/1705	8/24/2012	PR U	I	I	19

GRANTOR: ABERNETHY MARK A JR P					
GRANTEE: ABERNETHY MARK A JR					
0974/1229	3/09/2001	WD U	I	I	01
GRANTOR: BIRD JAMES M JR					
GRANTEE: BIRD PATRICIA S					

BUILDING NOTES					

BUILDING DIMENSIONS					
FST=[YR=1993] W11 BAS=[YR=1993] W34 S32 E17 FOP=[YR=1993] S4 E17 N4 FGR=[YR=1993] E11 N22 W11 S22\$ W17\$ E17 N32 \$ S10 E11 N10\$.					