

PT OF LOT 25
IN OR 2661/1830
E O FRIEND DB Z/165

LETTERS JEFFREY W & KATHRYN A
2012 FRIENDLY ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-034B-0025-0040



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	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

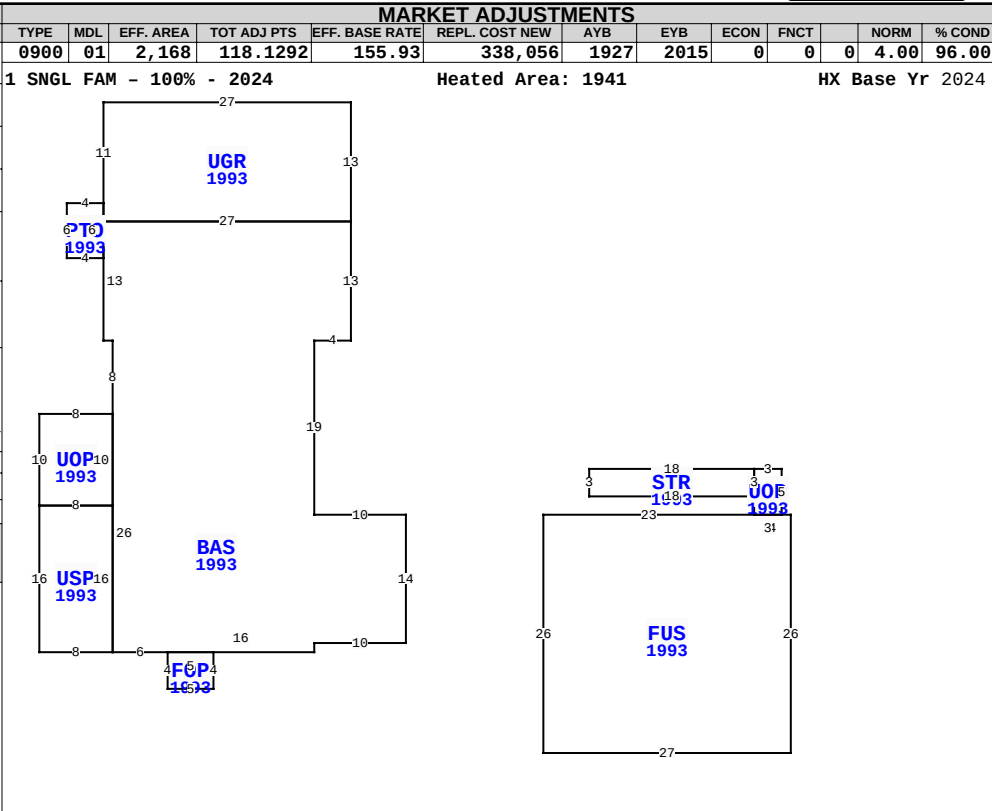
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,239	100	1993	1,239	185,469
FOP	20	30	1993	6	899
FUS	702	100	1993	702	105,084
PTO	24	5	1993	1	150
STR	54	10	1993	5	749
UGR	351	45	1993	158	23,652
UOP	15	20	1993	3	449
UOP	80	20	1993	16	2,395
USP	128	30	1993	38	5,688

TOTALS	2,613			2,168	324,534
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0866	POOL FIBER	0	100	0	0	210.00	SF	72.00
2	0845	KOOL DECK	0	100	0	0	402.00	SF	7.25
3	0912	SCRN RM G	0	100	0	0	728.00	SF	20.00
4	1242	WD DECK A	0	100	0	0	135.00	SF	10.00
5	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF	2105.00	185.00	105.00

REVIEW DATE 03/19/2024 BY HS



2012 FRIENDLY RD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/29/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0866	POOL FIBER	0	100	0	0	210.00	SF	72.00	72.00	100	2025	2024		100	15,120	
2	0845	KOOL DECK	0	100	0	0	402.00	SF	7.25	7.25	100	2025	2024		100	2,915	
3	0912	SCRN RM G	0	100	0	0	728.00	SF	20.00	20.00	100	2025	2024		100	14,560	
4	1242	WD DECK A	0	100	0	0	135.00	SF	10.00	10.00	100	2025	2024		100	1,350	
5	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2025	2024		100	1,344	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

TOTAL OB/XF										35,889							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RSF	2105.00	185.00	105.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	204,750

Total Acres: 0.00 Total Land Value: 204,750 Market: 0 Agricultural: 0 Common: 204,750

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										STANDARD							
VALUATION BY										STANDARD							
Tax Group: 8										Tax Dist:							
BUILDING MARKET VALUE										324,534							
TOTAL MARKET OB/XF VALUE										35,889							
TOTAL LAND VALUE - MARKET										204,750							
TOTAL MARKET VALUE										565,173							
SOH/AGL Deduction										103,357							
ASSESSED VALUE										461,816							
TOTAL EXEMPTION VALUE										50,722							
BASE TAXABLE VALUE										411,094							
TOTAL JUST VALUE										565,173							
NCON VALUE										35,889							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										413,923							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007131	SC ENC T-728	20,650	06/17/2024
SP230016490	INGROUND FIBERGLA	29,125	12/28/2023
B1803600	REMODEL	33,500	04/09/2018
7917	ADDITION	25,600	03/11/1992
3139	H/AC	2,400	09/05/1989
6183	CHNGE SRVC	600	09/05/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2661/1830	8/11/2023	WD	U	I	11	100	
GRANTOR: TIMMERS DANIEL C							
GRANTEE: LETTERS JEFFREY W &							
2660/962	8/11/2023	WD	Q	I	01	495,000	
GRANTOR: TIMMERS DANIEL C & SU							
GRANTEE: LETTERS JEFFREY W &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W10 N19 E4 N13 UGR=[YR=1993] N13 W27 S11									
PTO=[YR=1993] W4 S6 E4 N6\$ S2 E27\$ W27 S13 E1 S8									
UOP=[YR=1993] W8S10 USP=[YR=1993] S16 E8 N16 W8\$E8 N10 \$S26									
E6 FOP=[YR=1993] S4 E5 N4 W5\$ E16 N1 E10 N14\$ PTR=E15									
FUS=[YR=1993] E23 UOP=[YR=1993] N2 STR=[YR=1993] W18 N3 E18									
S3\$ N3 E3 S5 W3\$ E4 S26 W27 N26\$ W15\$.									

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