

LOT 109 *LESS S 7 FT*
FOREST HILLS #2 PB 2/77

BENNETT JEREMY THOMAS
912 STANLEY DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-128B-0109-0000



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	15	CONC BLOCK 70	0100	01	1,177	115.6460	115.65	136,120	1955	1990	0	0	0	16.63	83.37	VALUATION SUMMARY																						
Exterior Wall	05	AVERAGE 30	1 SINGLE FAM - 100% - 2004												Heated Area: 975												HX Base Yr 2004											
Roof Structure	03	GABLE/HIP 100													VALUATION BY												STANDARD											
Roof Cover	03	COMP SHNGL 100													Tax Group: 2												Tax Dist:											
Interior Wall	03	PLASTER 100													BUILDING MARKET VALUE												113,483											
Interior Floor	12	HARDWOOD 100													TOTAL MARKET OB/XF VALUE												6,807											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												225,000											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												345,290											
Bedrooms	2	100													SOH/AGL Deduction												241,307											
Bathrooms	1	100													ASSESSED VALUE												103,983											
Frame	03	MASONRY 100													TOTAL EXEMPTION VALUE												HX HB 50,722											
Stories	1.	1. 100													BASE TAXABLE VALUE												53,261											
Units	0	100	TOTAL JUST VALUE												345,290																							
BUD8 Adjustme	02	DIST FB 100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 340,441																							
Quality 03 Quality Level 03																																						
DOR CODE 0100 SINGLE FAMILY																																						
MAP NUM MKT AREA 01																																						
NEIGHBORHOOD/LOC 1007.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	975	100	1993	975	94,007																																	
FCP	228	25	1993	57	5,496																																	
FEP	123	80	1994	98	9,449																																	
FOP	48	30	1993	14	1,350																																	
FST	45	55	1993	25	2,410																																	
PTO	170	5	1994	8	771																																	
TOTALS 1,589 1,177 113,483																																						
EXTRA FEATURES																		912 STANLEY DR, 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	0	0	720.00	SF	6.50	6.50	100	2004	2004	3	83	3,884																						
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2004	2004	3	21	403																						
3	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	2014	2014	3	60	2,520																						
TOTAL OB/XF 6,807																																						
LAND DESCRIPTION																																						
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000100	C	RES	100	0006	R-1	68.00	158.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000																					
REVIEW DATE 09/11/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS																																						