



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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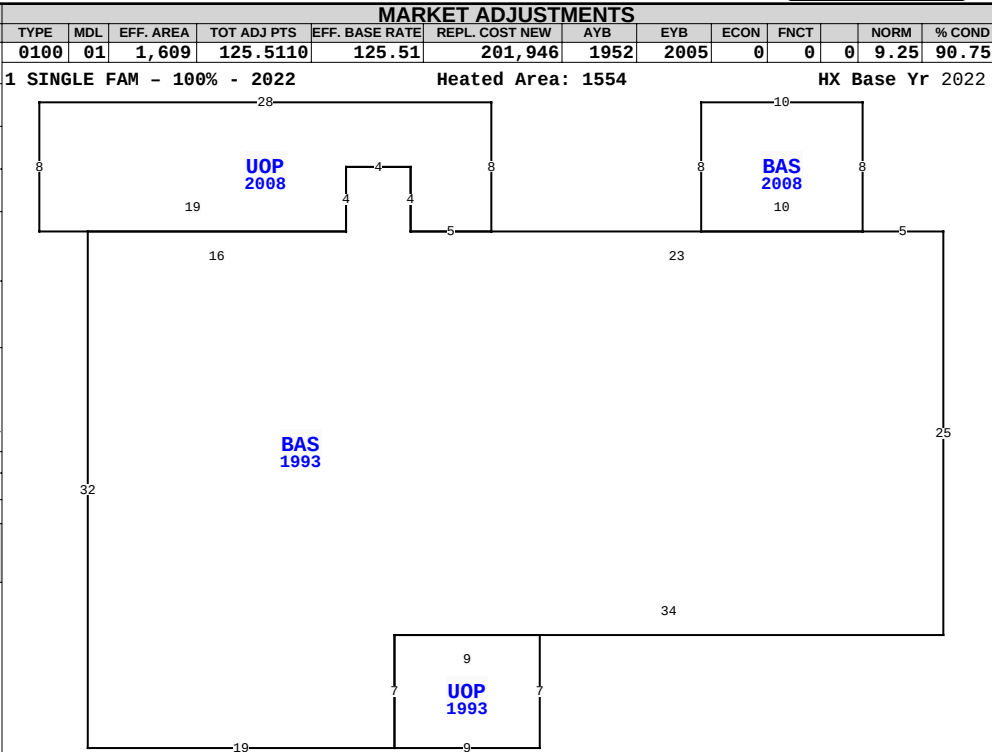
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,474	100	1993	1,474	167,889
BAS	80	100	2008	80	9,112
UOP	63	20	1993	13	1,481
UOP	208	20	2008	42	4,783

TOTALS	1,825			1,609	183,266
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	414.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	1,870.00	SF	6.50
3	0845	KOOL DECK	0	100	0	0	706.00	SF	7.25
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00
5	0510	GARAGE WD-	0	100	28	30	840.00	SF	35.00
6	1242	WD DECK A	0	100	0	0	390.00	SF	10.00
7	0855	CONC PAVER	0	100	0	0	895.00	SF	10.00
8	0681	POLE SHED	0	100	10	16	160.00	SF	15.00

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	0006	R-1	75.00	178.00	1.00



812 STANLEY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	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	0810	CONCRETE A	0	100	0	0	414.00	SF	6.50	6.50	100	1952	1952	3	20	538	
2	0810	CONCRETE A	0	100	0	0	1,870.00	SF	6.50	6.50	100	1990	1990	3	57	6,928	
3	0845	KOOL DECK	0	100	0	0	706.00	SF	7.25	7.25	100	1991	1991	3	59.5	3,046	
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	1991	1991	3	20	6,664	
5	0510	GARAGE WD-	0	100	28	30	840.00	SF	35.00	35.00	100	1991	1991	3	20	5,880	
6	1242	WD DECK A	0	100	0	0	390.00	SF	10.00	10.00	100	1995	1995	3	20	780	
7	0855	CONC PAVER	0	100	0	0	895.00	SF	10.00	10.00	100	2002	2002	3	80	7,160	
8	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	2002	2002	3	29	696	

TOTAL OB/XF										31,692							
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	0006	R-1	75.00	178.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		183,266	
TOTAL MARKET OB/XF VALUE		31,692	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		439,958	
SOH/AGL Deduction		42,288	
ASSESSED VALUE		397,670	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		346,948	
TOTAL JUST VALUE		439,958	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		432,875	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210792	REPAIR/RRF	0	12/01/2021
20120492	H/AC	4,100	03/26/2012
20080309	REPAIR/RRF	4,000	02/29/2008
20052866	ELEC OTHER	2,000	10/17/2005
6955	REPAIR/RRF	5,500	03/17/1992
6584	SWIM POOL	7,500	06/07/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2342/0530	2/21/2020	WD	Q	I	01	320,000	
GRANTOR: CRAFT ROY EDWIN & COL							
GRANTEE: PROM DONNA M & JOHN							
1929/1210	7/25/2014	WD	Q	I	01	216,500	
GRANTOR: PARRISH JOSEPH B & MO							
GRANTEE: CRAFT ROY EDWIN & C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W5 BAS=[YR=2008] N8 W10 S8 E10\$ W23									
UOP=[YR=2008] N8 W28 S8 E19 N4 E4 S4 E5\$ W5 N4 W4 S4 W16 S32									
E19 UOP=[YR=1993] E9 N7 W9 S7\$ N7 E34 N25\$.									