E 153FT OF THE N 126.5FT OF
THE S1/2 OF OUTLOT 232
IN OR 2678/1354

MALLORY PETER O L/E/
105 S 20TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0232-0050

BUILDING CHARACTERISTICS

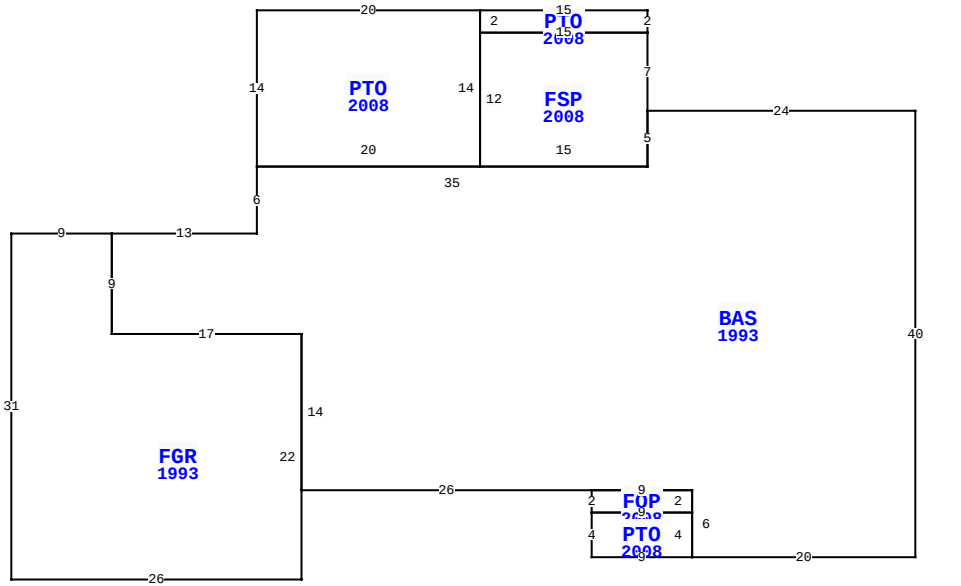
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100	1993	2,012	189,173
FGR	653	55	1993	359	33,754
FOP	18	30	2008	5	470
FSP	180	40	2008	72	6,770
PTO	30	5	2008	2	188
PTO	36	5	2008	2	188
PTO	280	5	2008	14	1,316
TOTALS	3,209			2,466	231,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,466	131.5000	131.50	324,279	1973	1983	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2012 HX Base Yr 2019



105 S 20TH ST, FERNANDINA BEACH

BLD DATE	06/08/2009 KK	LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		231,859
TOTAL MARKET OB/XF VALUE		1,929
TOTAL LAND VALUE - MARKET		331,296
TOTAL MARKET VALUE		565,084
SOH/AGL Deduction		341,143
ASSESSED VALUE		223,941
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		168,219
TOTAL JUST VALUE		565,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061668	DEMOLITION	0	07/13/2006
20061483	REPAIR/RRF	5,700	07/05/2006
20053054	H/AC	6,000	11/21/2005
5112	REPAIR/RRF	4,472	11/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2678/1354	11/09/2023	WD	U	I	11	100
GRANTOR: MALLORY PETER O						
GRANTEE: MALLORY SAMUEL ARGO						
2202/1501	6/08/2018	WD	Q	I	01	360,000
GRANTOR: HUDSON JEANETTE						
GRANTEE: MALLORY PETER O & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FSP=[YR=2008] N7 PTO=[YR=2008] N2 W15 PTO=[YR=2008] W20 S14 E20 N14$ S2 E15$ W15 S12 E15 N5$ S5 W35 S6 W13 FGR=[YR=1993] W9 S31 E26 N22 W17 N9$ S9 E17 S14 E26 FOP=[YR=2008] S2 PTO=[YR=2008] S4 E9 N4 W9$ E9 N2 W9$ E9 S6 E20 N40$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.6	1,106	
2	0812	CONCRETE C	0	100	40	17	680.00	SF	4.00	4.00	100	1973	1973	3	23	626	
3	0810	CONCRETE A	0	100	0	0	132.00	SF	6.50	6.50	100	1973	1973	3	23	197	

LAND DESCRIPTION

TOTAL OB/XF 1,929

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	RES	100		R-1	136.00	153.00	136.00	FF	1	1.16	1.00	0.87	2,800.00	2,436.00	331,296							

REVIEW DATE 06/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 331,296 Market: 0 Agricultural: 0 Common: 331,296 PRINTED 07/30/2025 BY SYS