

BLK 206 LOTS 3 & 6
IN OR 1090/1502
CITY OF FDNA BEACH S/D OF

THOMPSON MARY E
331 S 12TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0206-0030



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	116,451
FOP	32	30	2003	10	1,011
TOTALS	1,184			1,162	117,462

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	16	3			
2	0810	CONCRETE A	0	0	24	12			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2200.00	100.00		100.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,162	121.7940	121.79	141,520	1972	1985	0	0	17.00	83.00
1 SINGLE FAM - 0% - 0											
Heated Area: 1152 HX Base Yr											
1557 S 6TH ST, FERNANDINA BEACH											
05/06/2025 MLU											

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	16	3			
2	0810	CONCRETE A	0	0	24	12			

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	16	3			
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		117,462	
TOTAL MARKET OB/XF VALUE		1,791	
TOTAL LAND VALUE - MARKET		142,740	
TOTAL MARKET VALUE		261,993	
SOH/AGL Deduction		64,800	
ASSESSED VALUE		197,193	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		197,193	
TOTAL JUST VALUE		261,993	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		223,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1090/1502	10/29/2002	WD	Q	I	06	100	
GRANTOR: OWENS LANARVA D							
GRANTEE: THOMPSON GEORGE E &							
0749/1961	1/30/1996	QC	Q	I	06	18,000	
GRANTOR: OWENS LANARVA & MORRI							
GRANTEE: OWENS LANARVA D							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W48 S24 E32 FOP=[YR=2003] S4 E8 N4 W8 \$ E16 N24 \$.									