

BLK 213 N 65.5 FT OF  
S 147.5 FT OF E 100 FT OF  
LOT 6 IN OR 2339/1925

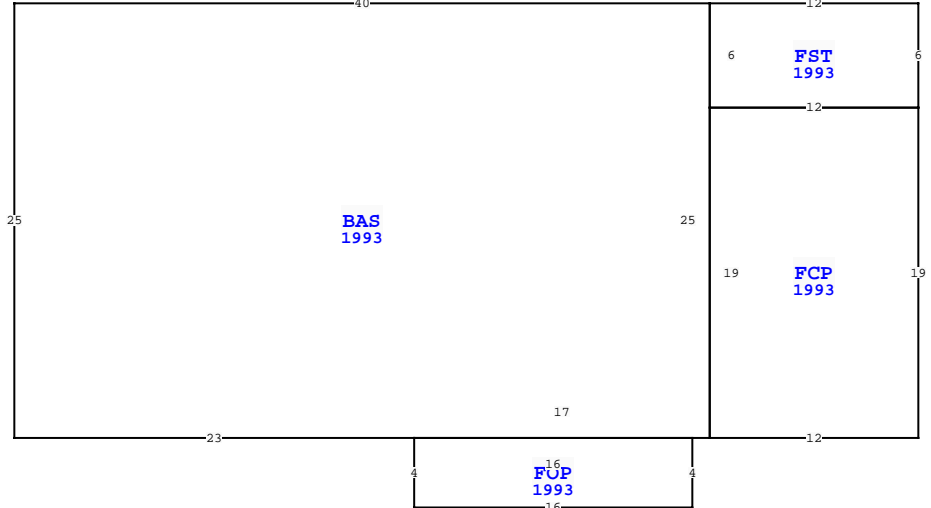
JONES EVANS L/E/  
923 S 12TH ST  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0213-0061

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1009.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,116	109.3450	109.34	122,023	1974	1980		0	0	22.38	77.62
1 SINGLE FAM - 100% - 0 Heated Area: 1000 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	84,870
FCP	228	25	1993	57	4,837
FOP	64	30	1993	19	1,612
FST	72	55	1993	40	3,395
TOTALS	1,364			1,116	94,714

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			94,714
TOTAL MARKET OB/XF VALUE			512
TOTAL LAND VALUE - MARKET			176,850
TOTAL MARKET VALUE			272,076
SOH/AGL Deduction			218,540
ASSESSED VALUE			53,536
TOTAL EXEMPTION VALUE	HX HB WR SX		53,536
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			272,076
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/1925	2/14/2020	WD	U	I	11	100
GRANTOR: JONES EVANS & ROSIE M						
GRANTEE: PORTER TERESA J & L						
0175/0503	1/01/1974	WD	Q	I		24,600
GRANTOR:						
GRANTEE:						

EXTRA FEATURES	
L N	OB/XF CODE
1	0810
2	0810

TOTAL OB/XF																
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	28	10			6.50	100	1974	1974	3	24	437	
2	0810	CONCRETE A	0	100	16	3			6.50	100	1974	1974	3	24	75	
923 S 12TH ST, FERNANDINA BEACH																

BUILDING NOTES	

BUILDING DIMENSIONS	
FST=[YR=1993] W12 BAS=[YR=1993] W40S25E23 FOP=[YR=1993] S4E16N4W16S E17 FCP=[YR=1993] E12N19W12S19N25S S6 E12N6S.	

LAND DESCRIPTION		TOTAL OB/XF																						
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		R-2	66.00	100.00	65.50	FF		1.00	1.00	1.00	2,700.00	2,700.00	176,850							