BLOCK 213 N'LY 24 FT OF E100
FT OF LOT 6 & S'LY 41 FT OF
E100 FT OF LOT 7

HARVEY STANLEY M
919 S 12TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0213-0073

BUILDING CHARACTERISTICS

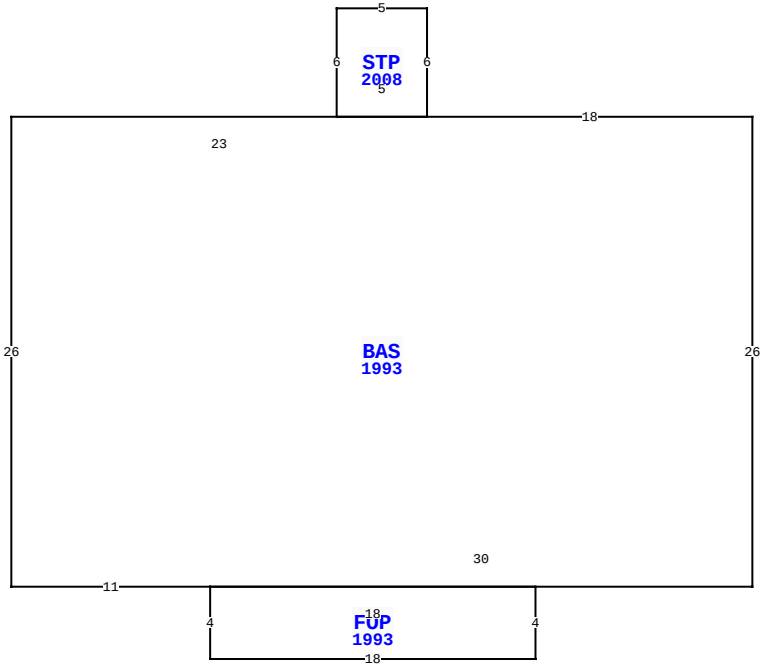
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100	1993	1,066	82,053
FOP	72	30	1993	22	1,693
STP	30	10	2008	3	231
TOTALS	1,168			1,091	83,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,091	110.9600	110.96	121,057	1974	1980	0	0	0	30.63	69.37

1 SINGLE FAM – 100% - 2025 Heated Area: 1066 HX Base Yr 2025



919 S 12TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		83,977
TOTAL MARKET OB/XF VALUE		855
TOTAL LAND VALUE - MARKET		176,850
TOTAL MARKET VALUE		261,682
SOH/AGL Deduction		0
ASSESSED VALUE		261,682
TOTAL EXEMPTION VALUE	HX HB VP	177,298
BASE TAXABLE VALUE		84,384
TOTAL JUST VALUE		261,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101089	OTHER	600	07/02/2010
20101085	REPAIR/RRF	1,700	07/01/2010
20100951	REPAIR/RRF	4,300	06/09/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/694	5/18/2024	FJ	U	I	11	0
GRANTOR: MIDDLETON MARY L EST						
GRANTEE: HARVEY STANLEY M						
2711/1623	5/13/2024	FJ	U	I	11	0
GRANTOR: HARVEY MARY LOUISE ES						
GRANTEE: HARVEY STANLEY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 STP=[YR=2008] N6W5S6E5$ W23 S26E11
FOP=[YR=1993] S4E18 N4W18 $ E30 N26$.

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	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	1974	1974	3	24	780	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1974	1974	3	24	75	

LAND DESCRIPTION

TOTAL OB/XF 855

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-2	0.00	0.00	65.50	FF		1.00	1.00	1.00	2,700.00	2,700.00	176,850							

REVIEW DATE 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 176,850 Market: 0 Agricultural: 0 Common: 176,850 PRINTED 07/30/2025 BY SYS