BLOCK 213 LOT N 61' OF
S 122' OF E 100' OF 9
CITY OF FDNA BEACH

CARNES WILLIAM C JR
819 S 12TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0213-0092

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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

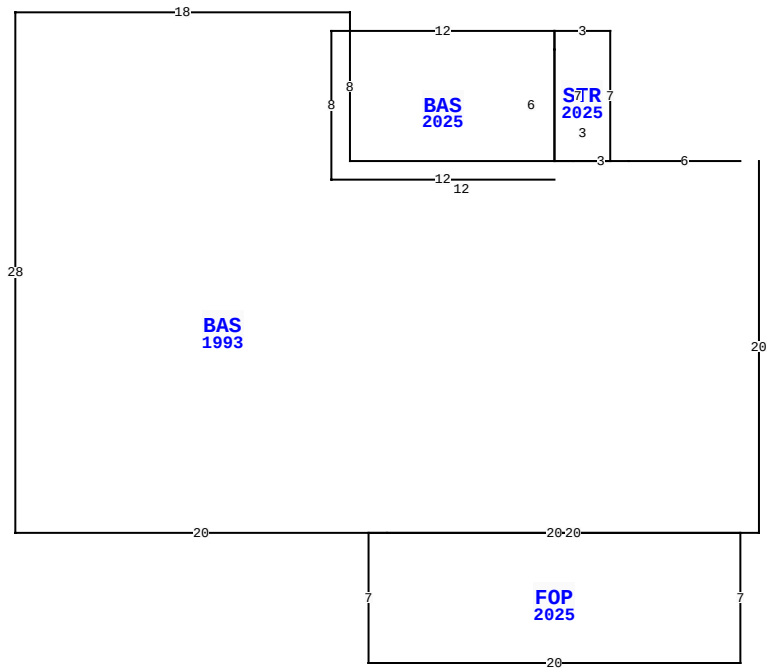
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	944	100	1993	944	150,853
BAS	101	100	2025	101	16,140
FOP	140	30	2025	42	6,712
STR	21	10	2025	2	319
TOTALS	1,206			1,089	174,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,089	133.4000	176.09	191,762	1962	2005	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2025 Heated Area: 1045 HX Base Yr 2025



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

819 S 12TH ST, FERNANDINA BEACH

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	12	3	36.00	SF	6.50	6.50	100	2002	2002	3	80	187	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		174,024
TOTAL MARKET OB/XF VALUE		187
TOTAL LAND VALUE - MARKET		164,700
TOTAL MARKET VALUE		338,911
SOH/AGL Deduction		11,552
ASSESSED VALUE		327,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,637
TOTAL JUST VALUE		338,911
NCON VALUE		23,806
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0015	97 COND.	85,000	02/02/2024
20071172	H/AC	1,000	06/25/2007
20070688	REMODEL	2,000	04/25/2007
20021952	REMODEL	1,000	11/15/2002
20021833	REMODEL	8,000	10/23/2002
B959409	REMODEL	2,132	11/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/1069	12/11/2024	WD	Q	I	01	393,000
GRANTOR: HARRIMAN KEVIN						
GRANTEE: CARNES WILLIAM C JR						
2676/1257	10/26/2023	WD	U	I	11	100
GRANTOR: HARRIMAN KEVIN						
GRANTEE: HARRIMAN KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] U0L6 D0L3 W12 N8 W18 S28 E20 E20 N20 $
FOP=[YR=2025;ORIG=-20,20] S7 E20 N7 W20 $
BAS=[YR=2025;ORIG=-10,0] U6L0 U1R0 W12 S8 E12 $
STR=[YR=2025;ORIG=-10,-7] E3 S7 W3 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 187

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	61.00	100.00	61.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	164,700							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 164,700 Market: 0 Agricultural: 0 Common: 164,700 PRINTED 07/30/2025 BY SYS