

BLOCK 214 N 50 FT OF
IN OR 2180/1986
S 58 FT OF D OF 9

DEMPS RONALD D
619 S 12TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0214-09D2



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	09	PINE WOOD 100			
Air Condition	02	WINDOW 100			
Heating Type	02	CONVECTION 100			
Bedrooms		3 100			
Bathrooms		1 100			
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				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	836	100	1993	836	61,680
FOP	72	30	1993	22	1,624
TOTALS	908			858	63,302

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	858	90.2500	90.25	77,434	1963	1980		0	0	18.25	81.75	
1 SINGLE FAM - 0% - 0 Heated Area: 836 HX Base Yr													
BAS 1993 FOP 1993													
619 S 12TH ST, FERNANDINA BEACH													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2			Tax Dist:				
BUILDING MARKET VALUE				63,302			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				135,000			
TOTAL MARKET VALUE				198,302			
SOH/AGL Deduction				70,541			
ASSESSED VALUE				127,761			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				127,761			
TOTAL JUST VALUE				198,302			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				170,323			