

MARTIN LOUIS ADAM
517 S 12TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0215-06D1



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

15

CONC BLOCK 70

Exterior Wall

18

CEMENT BRK 30

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

11

CLAY TILE 100

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

Occupancy

00

NONE 100

Quality

04

Quality Level 04

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

1,014

100

1993

1,014

113,629

FGR

338

55

1993

186

20,843

FOP

24

30

1993

7

784

TOTALS

1,376

1,207

135,256

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,207129.9984130.00156,9101993200000013.8086.20

1 SINGLE FAM - 0% - 2025

Heated Area: 1014

HX Base Yr

26

39

13

26

16

13

4

6

4

6

BAS

1993

FGR

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025

MLU

EXTRA FEATURES

517 S 12TH ST, FERNANDINA BEACH

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 0 0 0 588.00 SF 6.50 6.50 100 1993 1993 3 64 2,446

LAND DESCRIPTION

TOTAL OB/XF

2,446

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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 0 R-2 92.00 100.00 92.00 FF 1.00 1.00 1.00 2,700.00 2,700.00 248,400

REVIEW DATE

05/28/2019

BY

DJA

Total Acres: 0.00

Total Land Value: 248,400

Market: 0

Agricultural: 0

Common: 248,400

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

135,256

TOTAL MARKET OB/XF VALUE

2,446

TOTAL LAND VALUE - MARKET

248,400

TOTAL MARKET VALUE

386,102

SOH/AGL Deduction

0

ASSESSED VALUE

386,102

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

386,102

TOTAL JUST VALUE

386,102

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

334,266

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2724/18527/16/2024WDQ1I01450,000

GRANTOR: WILLIAMS FAMILY TRUST

GRANTEE: MARTIN LOUIS ADAM

2545/19261/11/2022WDUI11100

GRANTOR: WILLIAMS DAVID K JR &

GRANTEE: WILLIAMS FAMILY TRU

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W13 BAS=[YR=1993] W39 S26 E23 FOP=[YR=1993] S4 E6 N4 W6 \$ E16 N26 \$ S26 E13 N26 \$.