BLOCK 216 SUB B OF 6
OR 2754 PG 1906
BLOCK 216 SUB C OF 6 &

THOMPSON MARY E L/E/
331 S 12TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0216-06C0

BUILDING CHARACTERISTICS

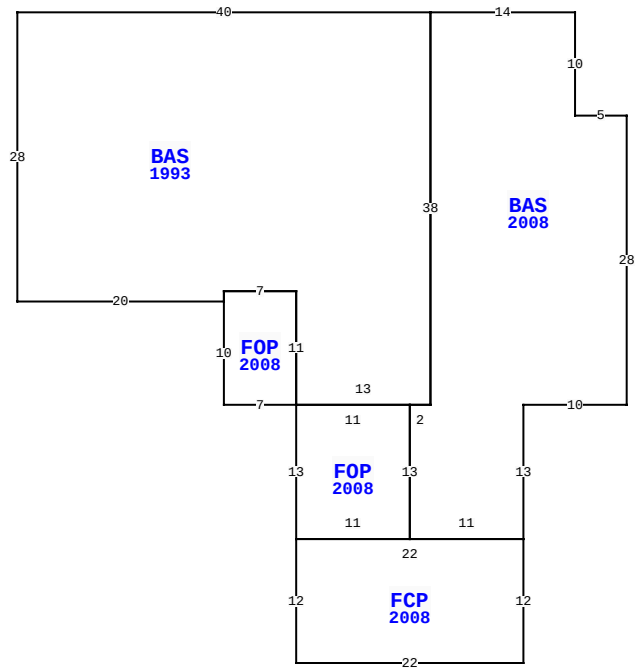
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,243	100	1993	1,243	108,957
BAS	815	100	2008	815	71,440
FCP	264	25	2008	66	5,785
FOP	77	30	2008	23	2,016
FOP	143	30	2008	43	3,769
TOTALS	2,542			2,190	191,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	112.9550	112.96	247,382	1955	1990	0	0	0	22.40	77.60

1 SINGLE FAM – 100% - 0 Heated Area: 2058 HX Base Yr



331 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		191,968
TOTAL MARKET OB/XF VALUE		6,863
TOTAL LAND VALUE - MARKET		488,700
TOTAL MARKET VALUE		687,531
SOH/AGL Deduction		423,065
ASSESSED VALUE		264,466
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		208,744
TOTAL JUST VALUE		687,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1906	10/25/2024	QC	U	I	11	100
GRANTOR: THOMPSON MARY E						
GRANTEE: MORRIS PAULA						
2498/0387	9/17/2021	QC	U	I	11	100
GRANTOR: THOMPSON GEORGE E						
GRANTEE: THOMPSON GEORGE E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 BAS=[YR=1993] W40S28E20 FOP=[YR=2008] S10E7N11W7S1$ N1E7S11 FOP=[YR=2008] S13 FCP=[YR=2008] S12E22N12 W22$ E11N13W11$ E13N38$ S38W2 S13E11N13E10N28W5N10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
2	0810	CONCRETE A	0	100	0	0	1,800.00	SF	6.50	6.50	100	1985	1985	3	44	5,148	

LAND DESCRIPTION

TOTAL OB/XF 6,863

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	95.00	100.00	95.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	256,500							
2	000100	C	RES	100		R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	232,200							

REVIEW DATE 05/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 488,700 Market: 0 Agricultural: 0 Common: 488,700 PRINTED 07/30/2025 BY SYS