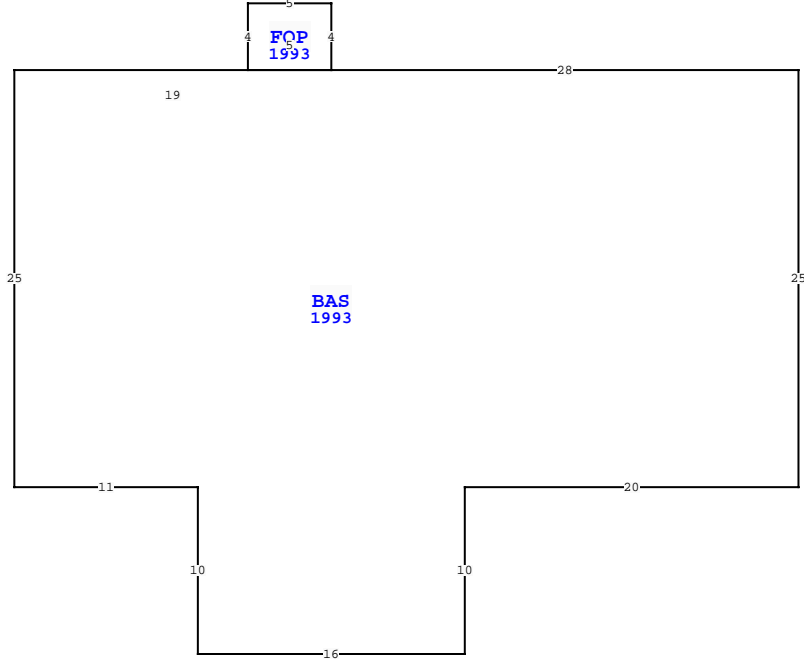


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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
BAS	1,335	100
FOP	20	30
TOTALS	1,355	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,341	118.7500	118.75	159,244	1964	1980		0	0	32.00	68.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1335 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			108,286
TOTAL MARKET OB/XF VALUE			884
TOTAL LAND VALUE - MARKET			207,900
TOTAL MARKET VALUE			317,070
SOH/AGL Deduction			126,999
ASSESSED VALUE			190,071
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			190,071
TOTAL JUST VALUE			317,070
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2754/1897	10/25/2024	QC	U	I	11	100	
GRANTOR: THOMPSON MARY E							
GRANTEE: MITCHELL SYLVIA							
1181/0842	10/17/2003	WD	Q	I	06	60,000	
GRANTOR: WRIGHT LOIS J & THELM							
GRANTEE: THOMPSON GEORGE E &							

EXTRA FEATURES																
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	0350	CARPORIT WD	0	0	19	14		9.36	9.36	100	2008	2008	3	31	772	
2	1242	WD DECK A	0	0	12	3		10.00	10.00	100	2008	2008	3	31	112	

TOTAL OB/XF													
323 S 12TH ST, FERNANDINA BEACH													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			05/07/2025			MLU							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W28 FOP=[YR=1993] N4 W5 S4 E5 \$ W19 S25 E11 S10 E16 N10 E20 N25 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	77.00	100.00	77.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	207,900							