BLOCK 230 THE N'LY 64 FT OF
SUBLOT A OF LOT 1
IN OR 2233/1444

ELLACOTT NIGEL PAUL & TAMERA JO
200 S 12TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0230-01A0**

## BUILDING CHARACTERISTICS

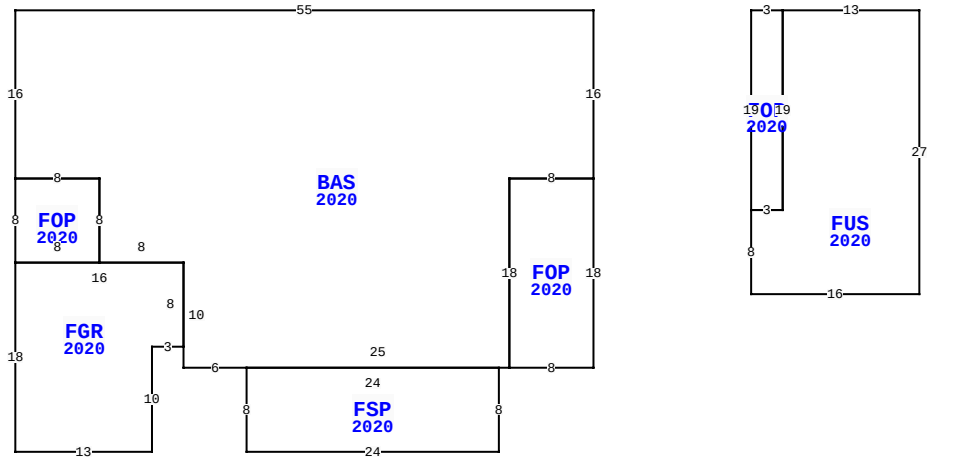
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0800 | MULTI-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 | 1,502 | 100 | 2020 | 1,502 | 257,723 |
| FGR | 258 | 55 | 2020 | 142 | 24,365 |
| FOP | 57 | 30 | 2020 | 17 | 2,917 |
| FOP | 64 | 30 | 2020 | 19 | 3,260 |
| FOP | 144 | 30 | 2020 | 43 | 7,379 |
| FSP | 192 | 40 | 2020 | 77 | 13,212 |
| FUS | 375 | 100 | 2020 | 375 | 64,345 |
| TOTALS | 2,592 | | | 2,175 | 373,202 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 2,175 | 131.9717 | 174.20 | 378,885 | 2020 | 2020 | 0 | 0 | 0 | 1.50 | 98.50 |

2 DUPLEX – 100% - 2021 Heated Area: 1877 HX Base Yr 2021




200 S 12TH ST, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 373,202 |
| TOTAL MARKET OB/XF VALUE | | 7,429 |
| TOTAL LAND VALUE - MARKET | | 172,800 |
| TOTAL MARKET VALUE | | 553,431 |
| SOH/AGL Deduction | | 170,841 |
| ASSESSED VALUE | | 382,590 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 331,868 |
| TOTAL JUST VALUE | | 553,431 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 503,504 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190659 | NEW CONSTR | 0 | 01/06/2020 |
| 20100699 | TEMP POLE | 185 | 04/28/2010 |
| 20100501 | DEMOLITION | 2,500 | 03/25/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2233/1444 | 10/30/2018 | WD | Q | I | 02 | 88,000 |
| GRANTOR: R4 DEVELOPMENT CO LLC | | | | | | |
| GRANTEE: ELLACOTT NIGEL PAUL | | | | | | |
| 2214/1046 | 5/24/2018 | WD | U | I | 11 | 100 |
| GRANTOR: AMERICAN LEGION DPT O | | | | | | |
| GRANTEE: R4 DEVELOPMENT CO L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W55 S16 FOP=[YR=2020] S8 FGR=[YR=2020] S18 E13 N10 E3 N8 W16$ E8 N8 W8$ E8 S8 E8 S10 E6 FSP=[YR=2020] S8 E24 N8 W24$ E25 FOP=[YR=2020] E8 N18 W8 S18$ N18 E8 N16$ PTR=E15 FOP=[YR=2020] E3 FUS=[YR=2020] E13 S27 W16 N8 E3 N19$ S19 W3 N19$ W15$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 473.00 | SF | 5.00 | 5.00 | 100 | 2020 | 2020 | 3 | 98 | 2,318 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,043.00 | SF | 5.00 | 5.00 | 100 | 2020 | 2020 | 3 | 98 | 5,111 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,429

| 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 | 000800 | C | MULTI-FAMILY | 100 | | R-2 | 64.00 | 100.00 | 64.00 | FF | | 1.00 | 1.00 | 1.00 | 2,700.00 | 2,700.00 | 172,800 | | | | | | | |

REVIEW DATE 05/19/2020 BY DJ Total Acres: 0.00 Total Land Value: 172,800 Market: 0 Agricultural: 0 Common: 172,800 PRINTED 07/30/2025 BY SYS