

BLOCK 230 SUBLT B OF LOT 1
(EX THE N'LY 32 FT)
CITY OF FDNA BEACH

DUFF SUSAN J L/E/
204 S 12TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0230-01B0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
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	413	100	2023	413	71,416
FGR	891	55	2023	490	84,731
FOP	50	30	2023	15	2,594
FOP	77	30	2023	23	3,977
FOP	432	30	2023	130	22,480
FOP	148	30	2024	44	7,608
FSP	252	40	2024	101	17,465
FUS	1,310	100	2023	1,310	226,525
STR	64	10	2023	6	1,038
STR	72	10	2023	7	1,210
TOTALS	3,709			2,539	439,044

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00
2	0855	CONC PAVER	0	100	0	0	759.00	SF	10.00
3	0475	VF 4 SBPL	0	100	0	0	167.00	LF	14.00
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	54.00	100.00	54.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,539	109.4400	172.92	439,044	2023	2023	0	0	0.00	100.00
1 SFR CUST - 100% - 2024											
Heated Area: 1723											
HX Base Yr 2024											

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

TOTAL OB/XF									
20,699									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		439,044	
TOTAL MARKET OB/XF VALUE		20,699	
TOTAL LAND VALUE - MARKET		145,800	
TOTAL MARKET VALUE		605,543	
SOH/AGL Deduction		33,079	
ASSESSED VALUE		572,464	
TOTAL EXEMPTION VALUE		HX HB WX	
BASE TAXABLE VALUE		516,742	
TOTAL JUST VALUE		605,543	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		556,330	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211310	NEW CONSTR	0	06/04/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2590/0010	9/12/2022	LE	U	V	11
GRANTOR: DUFF SUSAN J					
GRANTEE: DUFF RACHEL LEIGH &					
2363/0336	5/21/2020	WD	Q	V	01
GRANTOR: RIVER GREEN ESTATES L					
GRANTEE: DUFF WILLIAM D & SU					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FUS=[YR=2023;ORIG=116,22] W36 S14 E10 S4 W6 S6 W4 S12 E10 S3 E26 N39 \$									
FGR=[YR=2023;ORIG=66,22] W19 S12 W6 S19 S7 E12 S1 E13 N39 \$									
FOP=[YR=2023;ORIG=30,10] E36 S12 W36 N12 \$									
BAS=[YR=2023;ORIG=47,22] W17 S31 E11 N19 E6 N12 \$									
FOP=[YR=2023;ORIG=41,53] W11 S7 E11 N7 \$									
STR=[YR=2023;ORIG=112,18] E4 N12 W10 S4 E6 S8 \$									
STR=[YR=2023;ORIG=90,36] W10 S10 E4 N6 E6 N4 \$									
FOP=[YR=2023;ORIG=80,58] E10 S3.1 S1.11 W10 N5 \$									
FOP=[YR=2024;ORIG=116,22] N4 W4 N8 W6 W5 S12 E15 \$									
FSP=[YR=2024;ORIG=80,22] N12 E21 S12 W21 \$									