BLOCK 230 SUB A OF 2
IN OR 1107/488
CITY OF FDNA BEACH

PETERSON WAYNE L/PETERSON DEWAYNE L
206 S 12TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0230-02A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

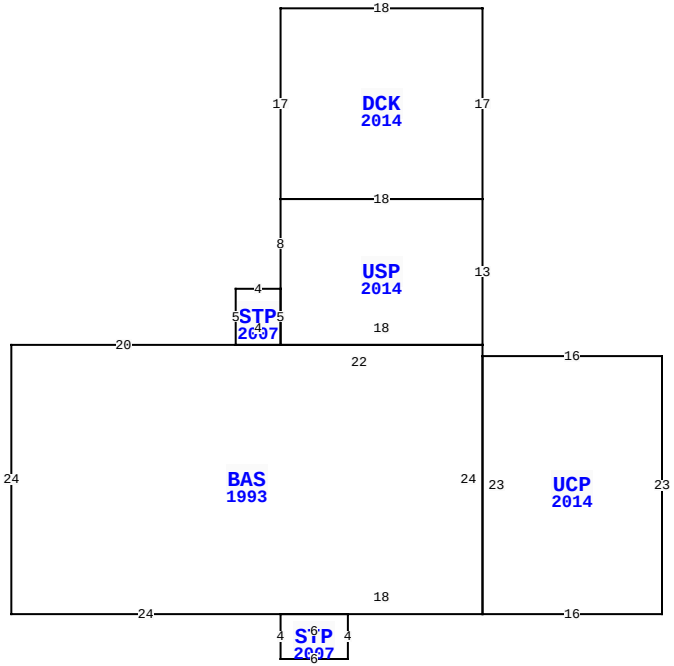
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 50
Exterior Wall	27	PREFIN MTL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1,008	100	1993	1,008	77,680
DCK	306	10	2014	31	2,389
STP	20	10	2007	2	154
STP	24	10	2007	2	154
UCP	368	20	2014	74	5,703
USP	234	30	2014	70	5,394
TOTALS	1,960			1,187	91,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,187	98.8000	98.80	117,276	1970	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 0 Heated Area: 1008 HX Base Yr 2003



206 S 12TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		91,475
TOTAL MARKET OB/XF VALUE		3,617
TOTAL LAND VALUE - MARKET		232,200
TOTAL MARKET VALUE		327,292
SOH/AGL Deduction		264,097
ASSESSED VALUE		63,195
TOTAL EXEMPTION VALUE	HX HB	38,195
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		327,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1107/0488	1/14/2003	WD	Q	I	01	100
GRANTOR: PETERSON WAYNE & DEWA						
GRANTEE: PETERSON WAYNE & DE						
0980/0024	4/09/2001	WD	U	I	18	100
GRANTOR: WILLIAMS RETHA PETERS						
GRANTEE: WILLIAMS RETHA PETE						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2014] W18 S17 USP=[YR=2014] S8 STP=[YR=2007] W4S5
BAS=[YR=1993] W20 S24 E24 STP=[YR=2007] S4E6N4W6$ E18
UCP=[YR=2014] E16 N23 W16 S23$ N24 W22$ E4 N5$ S5 E18 N13
W18$ E18 N17$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	
2	0751	UOP	0	100	10	9	90.00	SF	10.00	10.00	100	2009	2009	3	52	468	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2009	2009	3	35	1,512	
4	0810	CONCRETE A	0	100	0	0	128.00	SF	6.50	6.50	100	2009	2009	3	89	740	
5	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2009	2009	3	89	417	

LAND DESCRIPTION

TOTAL OB/XF 3,617

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	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: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/30/2025 BY SYS