

BLOCK 230 S 55 FT OF SUB A
OF 4 N 20 FT OF SUB B OF 4
CITY OF FDNA BEACH

BROWN PAUL ASHLEY & ROBIN YVETTE
8255 AUTUMNWIND DRIVE
JACKSONVILLE, FL 32218

2025

00-00-31-1800-0230-04A2



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 60			
Exterior Wall	17	CB STUCCO 40			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		1.5 100			
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	1,582	100	1993	1,582	124,129
FCP	228	25	1993	57	4,473
STP	18	10	1993	2	157
TOTALS	1,828			1,641	128,758

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,641	97.4700	97.47	159,948	1961	1985	0	0	19.50	80.50
1 SINGLE FAM - 0% - 2025											
Heated Area: 1582											
HX Base Yr											
312 S 12TH ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2025 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	800.00	SF	6.50	6.50	1,040
2	0810	CONCRETE A	0	0	7	8	56.00	SF	6.50	6.50	280
3	0810	CONCRETE A	0	0	19	8	152.00	SF	6.50	6.50	761
4	0940	SHEDS/PORT	0	0	16	14	224.00	SF	30.00	30.00	1,344
TOTAL OB/XF 3,425											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		R-2	75.00	100.00	75.00	FF	
Total Land Value: 202,500											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
128,758											
TOTAL MARKET OB/XF VALUE											
3,425											
TOTAL LAND VALUE - MARKET											
202,500											
TOTAL MARKET VALUE											
334,683											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
334,683											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
334,683											
TOTAL JUST VALUE											
334,683											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
291,538											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091552	H/AC	3,000	11/12/2009
20062417	OTHER	1,800	10/26/2006
6264	REPAIR/RRF	4,000	11/15/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2742/1698	10/03/2024	WD	U	I	37	74,400	
GRANTOR: WESLEY MARIE B LIVING							
GRANTEE: BROWN PAUL ASHLEY &							
2268/1009	4/15/2019	WD	U	I	11	100	
GRANTOR: WESLEY MARIE B							
GRANTEE: WESLEY MARIE B LIVI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W50 S12 FCP=[YR=1993] S19 E12 N19 W12\$ E12 S19 E12 S10 E10 STP=[YR=1993] S3 E6 N3 W6\$ E16 N41\$.											