BLOCK 230 S66FT OF SUB B
OF LOT 4
IN OR 1494/709

PELHAM CHARLIE P
316 S 12TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0230-04B2

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

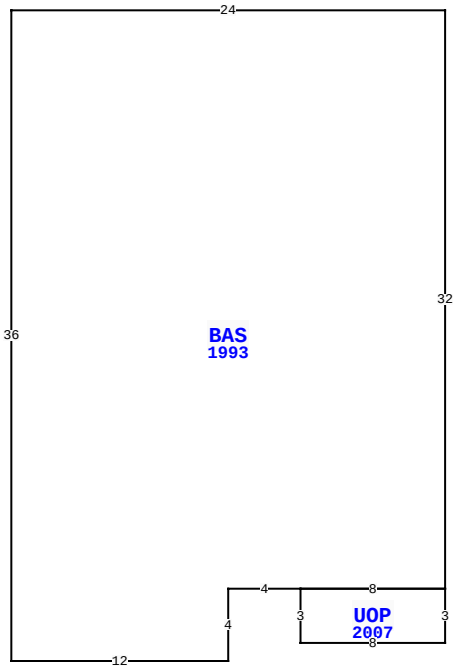
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	60,061
UOP	24	20	2007	5	368
TOTALS	840			821	60,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	821	105.4500	105.45	86,574	1938	1980	0	0	0	30.20	69.80

1 SINGLE FAM – 100% - 0 Heated Area: 816 HX Base Yr 2000



316 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		60,429
TOTAL MARKET OB/XF VALUE		2,259
TOTAL LAND VALUE - MARKET		178,200
TOTAL MARKET VALUE		240,888
SOH/AGL Deduction		210,345
ASSESSED VALUE		30,543
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,543
TOTAL JUST VALUE		240,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020239	H/AC	2,000	02/13/2002
990688	REMODEL	4,732	06/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/0709	4/23/2007	QC	Q	I	01	100
GRANTOR: PELHAM CHARLIE P & MA						
GRANTEE: PELHAM CHARLIE P						
0290/0440	5/01/1979	WD	Q	I		6,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S36 E12 N4 E4 UOP=[YR=2007]
S3E8N3W8$E8N32$.

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	12	20	240.00	SF	30.00	30.00	100	1995	1995	3	20	1,440	
2	0810	CONCRETE A	0	100	42	10	420.00	SF	6.50	6.50	100	1980	1980	3	30	819	

LAND DESCRIPTION

TOTAL OB/XF 2,259

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	66.00	100.00	66.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	178,200							

REVIEW DATE 05/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 178,200 Market: 0 Agricultural: 0 Common: 178,200 PRINTED 07/30/2025 BY SYS