BLK 231 TRACT A OF LOT 1
CITY OF FDNA BCH

THOMPSON MARY ELIZABETH L/E/
331 12TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0231-01A0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

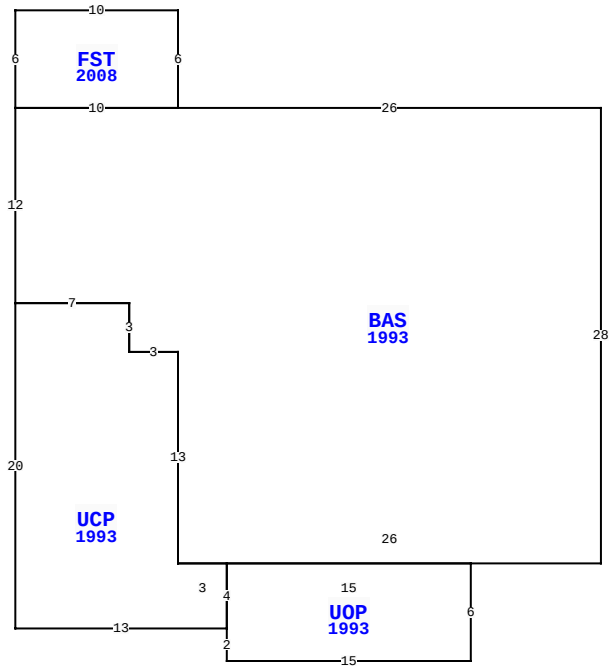
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	857	100	1993	857	86,831
FST	60	55	2008	33	3,344
UCP	203	20	1993	41	4,154
UOP	90	20	1993	18	1,824
TOTALS	1,210			949	96,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	949	114.8094	114.81	108,955	1958	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 0% - 2025 Heated Area: 857 HX Base Yr



1204 DATE 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	96,153
TOTAL MARKET OB/XF VALUE	3,504
TOTAL LAND VALUE - MARKET	232,200
TOTAL MARKET VALUE	331,857
SOH/AGL Deduction	0
ASSESSED VALUE	331,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,857
TOTAL JUST VALUE	331,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112028	REPAIR/RRF	700	11/10/2011
972133	XFOB	0	10/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2754/1946	10/25/2024	QC	U	I	11	100
GRANTOR: THOMPSON MARY E						
GRANTEE: MITCHELL VELMA						
2720/1411	6/17/2024	PR	U	I	19	100
GRANTOR: RAYSOR KENDRA T AS PR						
GRANTEE: THOMPSON MARY ELIZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FST=[YR=2008] N6W10S6E10 $W10S12
UCP=[YR=1993] S20E13 UOP=[YR=1993] S2E15N6W15S4$N4W3N13W3
N3W7$E7S3E3S13E26N28$.

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	0810	CONCRETE A	0	0	0	0	700.00	SF	6.50	6.50	100	2000	2000	3	77	3,504	

LAND DESCRIPTION

TOTAL OB/XF 3,504

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	0	0006	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/30/2025 BY SYS