BLOCK 213 LOT 10
IN OR 2210/816
SUB PT LOTS 3 & 8 BLOCK 213

HERON ANDREW T/JOHNSON ROCIO
827 S 12TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-R213-0100

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

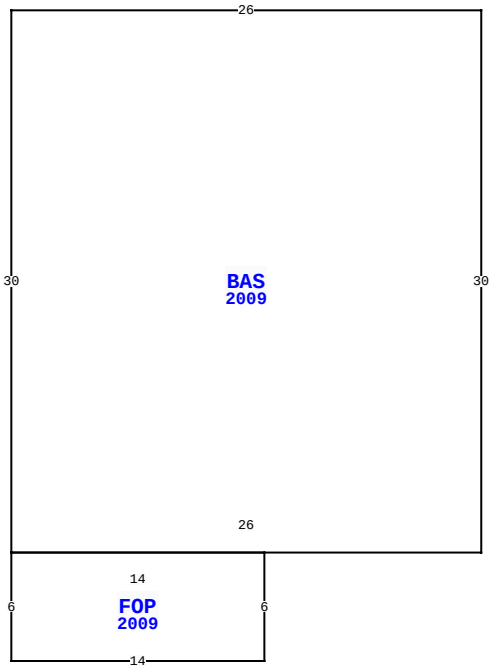
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	2009	780	93,359
FOP	84	30	2009	25	2,993
TOTALS	864			805	96,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	805	128.7000	128.70	103,604	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2019 Heated Area: 780 HX Base Yr 2019



827 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		96,352
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		154,899
TOTAL MARKET VALUE		251,251
SOH/AGL Deduction		132,530
ASSESSED VALUE		118,721
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,999
TOTAL JUST VALUE		251,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090975	H/AC	2,600	07/23/2009
20090949	NEW CONSTR	1,200	07/21/2009
20090870	OTHER	4,000	07/06/2009
20090821	NEW CONSTR	79,521	06/26/2009
20070638	TEMP POLE	20	04/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/0816	7/16/2018	WD	Q	I	01	125,000
GRANTOR: KINGSNORTH-HELLER TRU						
GRANTEE: HERON ANDREW T & RO						
1966/0877	2/23/2015	QC	U	I	11	100
GRANTOR: HELLER STEVEN R & CHA						
GRANTEE: KINGSNORTH-HELLER T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W26S30 FOP=[YR=2009] S6E14N6 W14$ E26N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	57.00	100.00	57.37	FF		1.00	1.00	1.00	2,700.00	2,700.00	154,899							

REVIEW DATE 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 154,899 Market: 0 Agricultural: 0 Common: 154,899 PRINTED 07/30/2025 BY SYS