PT OF LOT 25
IN OR 2661/1830
E O FRIEND DB Z/165

LETTERS JEFFREY W & KATHRYN A
2012 FRIENDLY ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-034B-0025-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

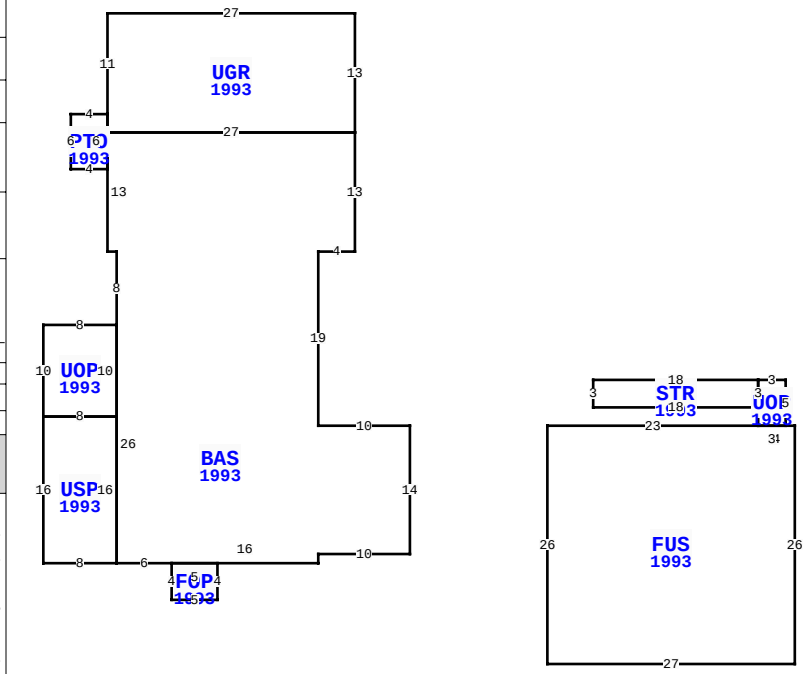
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,239	100	1993	1,239	194,289
FOP	20	30	1993	6	941
FUS	702	100	1993	702	110,081
PTO	24	5	1993	1	157
STR	54	10	1993	5	784
UGR	351	45	1993	158	24,777
UOP	15	20	1993	3	471
UOP	80	20	1993	16	2,509
USP	128	30	1993	38	5,959
TOTALS	2,613			2,168	339,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,168	118.1292	164.20	355,986	1927	2015	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2024 Heated Area: 1941 HX Base Yr 2024



2012 FRIENDLY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		339,967
TOTAL MARKET OB/XF VALUE		56,139
TOTAL LAND VALUE - MARKET		225,750
TOTAL MARKET VALUE		621,856
SOH/AGL Deduction		147,571
ASSESSED VALUE		474,285
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		422,874
TOTAL JUST VALUE		621,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007131	SC ENC T-728	20,650	06/17/2024
SP230016490	INGROUND FIBERGLA	29,125	12/28/2023
B1803600	REMODEL	33,500	04/09/2018
7917	ADDITION	25,600	03/11/1992
3139	H/AC	2,400	09/05/1989
6183	CHNGE SRVC	600	09/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/1830	8/11/2023	WD	U	I	11	100
GRANTOR: TIMMERS DANIEL C						
GRANTEE: LETTERS JEFFREY W &						
2660/962	8/11/2023	WD	Q	I	01	495,000
GRANTOR: TIMMERS DANIEL C & SU						
GRANTEE: LETTERS JEFFERY W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N19 E4 N13 UGR=[YR=1993] N13 W27 S11
PTO=[YR=1993] W4 S6 E4 N6$ S2 E27$ W27 S13 E1 S8
UOP=[YR=1993] W8S10 USP=[YR=1993] S16 E8 N16 W8$E8 N10 $S26
E6 FOP=[YR=1993] S4 E5 N4 W5$ E16 N1 E10 N14$ PTR=E15
FUS=[YR=1993] E23 UOP=[YR=1993] N2 STR=[YR=1993] W18 N3 E18
S3$ N3 E3 S5 W3$ E4 S26 W27 N26$ W15$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2025	2024	03	100	40,000	
3	0912	SCRN RM G	0	100	0	0	728.00	SF	21.00	21.00	100	2025	2024		97	14,829	
4	1242	WD DECK A	0	100	0	0	135.00	SF	10.00	10.00	100	2025	2024		97	1,310	

LAND DESCRIPTION

TOTAL OB/XF 56,139

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		RSF-	2105.00	185.00	105.00	FF		1.00	1.00	1.00	2,150.00	2,150.00	225,750							

REVIEW DATE 03/19/2024 BY HS Total Acres: 0.00 Total Land Value: 225,750 Market: 0 Agricultural: 0 Common: 225,750 PRINTED 07/09/2026 BY SYS