

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

00-00-30-0800-0045-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD		19		COMMON BRK 80		0100		01		1,503		107.1714		112.53		169,133		1900		1950		0		0		43.20		56.80		VALUATION BY		STANDARD					
Exterior Wall		05		AVERAGE 20		1		SINGLE FAM		0%		- 2025		Heated Area: 1438		HX Base Yr		Tax Group: 8		Tax Dist:		BUILDING MARKET VALUE		96,068		TOTAL MARKET OB/XF VALUE		1,152		TOTAL LAND VALUE - MARKET		247,500							
Roof Structur		03		GABLE/HIP 100		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 100		01		NONE 100		02		CONVECTION 100		SOH/AGL Deduction		0		ASSESSED VALUE		344,720							
Roof Cover		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 100		01		NONE 100		02		CONVECTION 100		4 100		1 100		WOOD FRAME 100		TOTAL EXEMPTION VALUE		0		BASE TAXABLE VALUE		344,720					
Interior Wall		05		DRYWALL 100		13		LVT/LAMNT 100		01		NONE 100		02		CONVECTION 100		4 100		1 100		WOOD FRAME 100		1. 100		0 100		DIST 1A 100		00		NONE 100		TOTAL JUST VALUE		344,720			
Interior Floo		13		LVT/LAMNT 100		01		NONE 100		02		CONVECTION 100		4 100		1 100		WOOD FRAME 100		1. 100		0 100		DIST 1A 100		00		NONE 100		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		324,369	
Air Condition		01		NONE 100		02		CONVECTION 100		4 100		1 100		WOOD FRAME 100		1. 100		0 100		DIST 1A 100		00		NONE 100		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		324,369					
Heating Type		02		CONVECTION 100		4 100		1 100		WOOD FRAME 100		1. 100		0 100		DIST 1A 100		00		NONE 100		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		324,369									
Bedrooms		02		WOOD FRAME 100		1. 100		0 100		DIST 1A 100		00		NONE 100		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		324,369															
Bathrooms		02		WOOD FRAME 100		1. 100		0 100		DIST 1A 100		00		NONE 100		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		324,369															
Frame		02		WOOD FRAME 100		1. 100		0 100		DIST 1A 100		00		NONE 100		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		324,369															
Stories		1.		1. 100		0 100		DIST 1A 100		00		NONE 100		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		324,369																	
Units		05		DIST 1A 100		00		NONE 100		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		324,369																					
BUD8 Adjustme		00		NONE 100		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		324,369																									
Occupancy		00		NONE 100		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		324,369																									
Quality		02		Quality Level 02		DOR CODE		0100		SINGLE FAMILY		MAP NUM		MKT AREA		02		NEIGHBORHOOD/LOC		2019.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE							
BAS		1,438		100		1993		1,438		91,913		FCP		260		25		1993		65		4,154																	
TOTALS		1,698				1,503		96,068		714 BONNIEVIEW RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/24/2026		MLU													
EXTRA FEATURES										TOTAL OB/XF										1,152																			
L N	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	0511	GARAGE CB-		0	0	12	12	144.00	SF	40.00	40.00		100	1950	1950	3	20	1,152																					
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