LOT 20
ALTA VISTA 2 PB 2/44

KING THOMAS E & ELLEN E
112 N WOLFF ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-100B-0020-0000

BUILDING CHARACTERISTICS

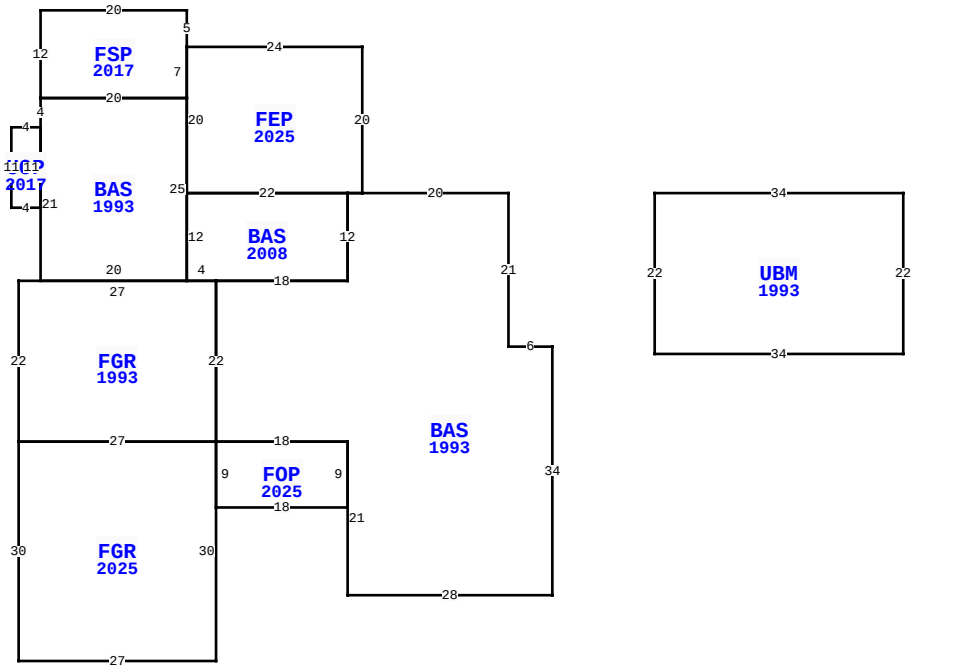
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	1993	500	174,717
BAS	1,810	100	1993	1,810	632,477
BAS	264	100	2008	264	92,251
FEP	480	80	2025	384	134,183
FGR	594	55	1993	327	114,265
FGR	810	55	2025	446	155,848
FOP	162	30	2025	49	17,123
FSP	240	40	2017	96	33,545
UBM	748	20	1993	150	52,416
UOP	44	20	2017	9	3,145
TOTALS	5,652			4,035	1,409,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,035	225.8608	374.93	1,512,843	1958	2018	0	0	0	6.80	93.20

1 SFR CUST 100% - 2024 Heated Area: 2574 HX Base Yr 2024



112 N WOLFF ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		1,409,970
TOTAL MARKET OB/XF VALUE		24,823
TOTAL LAND VALUE - MARKET		749,250
TOTAL MARKET VALUE		2,184,043
SOH/AGL Deduction		341,671
ASSESSED VALUE		1,842,372
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,790,961
TOTAL JUST VALUE		2,184,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,123,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0256	NEW TOILET, SINK	1,500	04/21/2026
2024-0617	24'X44' POOL	370,000	02/17/2025
2024-0052	ADDI 1364 COND	450,000	02/15/2024
20163223	DECK	240,000	11/22/2016
20162527	DEMODECK	500	09/16/2016
20120857	REPLACE WNDOW & D	2,826	05/14/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/230	8/18/2023	WD	Q	I	01	3,000,000
GRANTOR: SMITH CHARLES M JR &						
GRANTEE: KING THOMAS E & ELL						
2052/0965	6/13/2016	WD	Q	I	01	600,000
GRANTOR: HARNAGE GARY CARLTON						
GRANTEE: SMITH CHARLES M JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W20 W2 S12 W18 S22 E18 S21 E28 N34 W6 N21 $
FGR=[YR=2025;ORIG=-40,34] W27 S30 E27 N30 $
UBM=[YR=1993;ORIG=20,0] E34 S22 W34 N22 $
FGR=[YR=1993;ORIG=-67,12] S22 E27 N22 W27 $
BAS=[YR=1993;ORIG=-64,-13] S4 S21 E20 N25 W20 $
FEP=[YR=2025;ORIG=-20,0] W2 W22 N20 E24 S20 $
BAS=[YR=2008;ORIG=-40,12] E18 N12 W22 S12 E4 $
FSP=[YR=2017;ORIG=-44,-20] N5 W20 S12 E20 N7 $
FOP=[YR=2025;ORIG=-22,34] W18 S9 E18 N9 $
UOP=[YR=2017;ORIG=-64,-9] W4 S11 E4 N11 $
PTR=[ORIG=0,0] E20 W20 $

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
6	0350	CARPORT WD	0	100	0	0	620.00	SF	13.00	13.00	100	2024	2017		70	5,642	
7	0300	BOAT DCK W	0	100	110	4	440.00	SF	40.00	40.00	100	2024	2017		78	13,728	
8	0310	AL GANG WY	0	100	20	0	20.00	LF	115.00	115.00	100	2024	2017		70	1,610	
9	0303	FLT DOCK W	0	100	0	0	155.00	SF	26.00	26.00	100	2024	2017		78	3,143	

LAND DESCRIPTION

TOTAL OB/XF 24,823

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	000131	C	RES CREEK	100		R-1	111.00	318.00	111.00	FF		1.00	1.00	1.00	6,750.00	6,750.00	749,250							

REVIEW DATE 01/21/2026 BY HS Total Acres: 0.00 Total Land Value: 749,250 Market: 0 Agricultural: 0 Common: 749,250 PRINTED 07/09/2026 BY SYS