LOT 118
FOREST HILLS 2 PB 2/77

PROM DONNA M & JOHN PHILLIP JR
812 STANLEY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128B-0118-0000

BUILDING CHARACTERISTICS

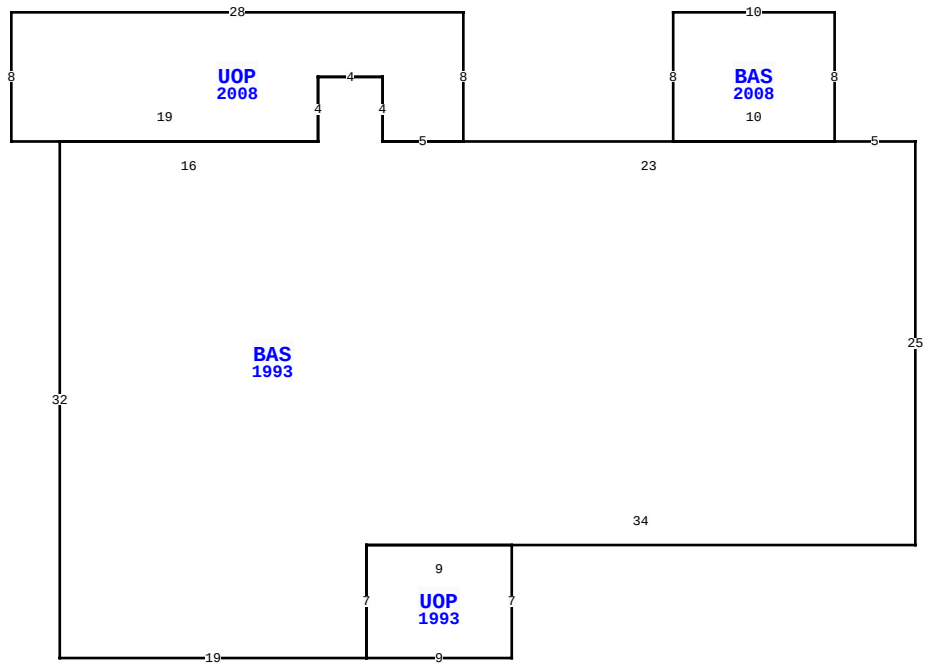
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	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	1,474	100	1993	1,474	175,318
BAS	80	100	2008	80	9,515
UOP	63	20	1993	13	1,546
UOP	208	20	2008	42	4,995
TOTALS	1,825			1,609	191,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,609	125.5110	131.79	212,050	1952	2005	0	0	0	9.75	90.25

1 SINGLE FAM 100% - 2022 Heated Area: 1554 HX Base Yr 2022



812 STANLEY DR, 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		191,375
TOTAL MARKET OB/XF VALUE		49,832
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		496,207
SOH/AGL Deduction		87,800
ASSESSED VALUE		408,407
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		356,996
TOTAL JUST VALUE		496,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210792	REPAIR/RRF	0	12/01/2021
20120492	H/AC	4,100	03/26/2012
20080309	REPAIR/RRF	4,000	02/29/2008
20052866	ELEC OTHER	2,000	10/17/2005
6955	REPAIR/RRF	5,500	03/17/1992
6584	SWIM POOL	7,500	06/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2342/0530	2/21/2020	WD	Q	I	01	320,000
GRANTOR: CRAFT ROY EDWIN & COL						
GRANTEE: PROM DONNA M & JOHN						
1929/1210	7/25/2014	WD	Q	I	01	216,500
GRANTOR: PARRISH JOSEPH B & MO						
GRANTEE: CRAFT ROY EDWIN & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 BAS=[YR=2008] N8 W10 S8 E10$ W23
UOP=[YR=2008] N8 W28 S8 E19 N4 E4 S4 E5$ W5 N4 W4 S4 W16 S32
E19 UOP=[YR=1993] E9 N7 W9 S7$ N7 E34 N25$.

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1991	1991	04	85	42,500	
5	0510	GARAGE WD-	0	100	28	30	840.00	SF	35.00	35.00	100	1991	1991	3	20	5,880	
6	1242	WD DECK A	0	100	0	0	390.00	SF	10.00	10.00	100	1995	1995	3	20	780	
8	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	2002	2002	3	28	672	

LAND DESCRIPTION

TOTAL OB/XF 49,832

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	0006	R-1	75.00	178.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS