BLOCK 10 LOT N 1/2 OF 9
OLD TOWN

THOMPSON MARY E L/E/
331 SOUTH 12TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1580-0010-0090

BUILDING CHARACTERISTICS

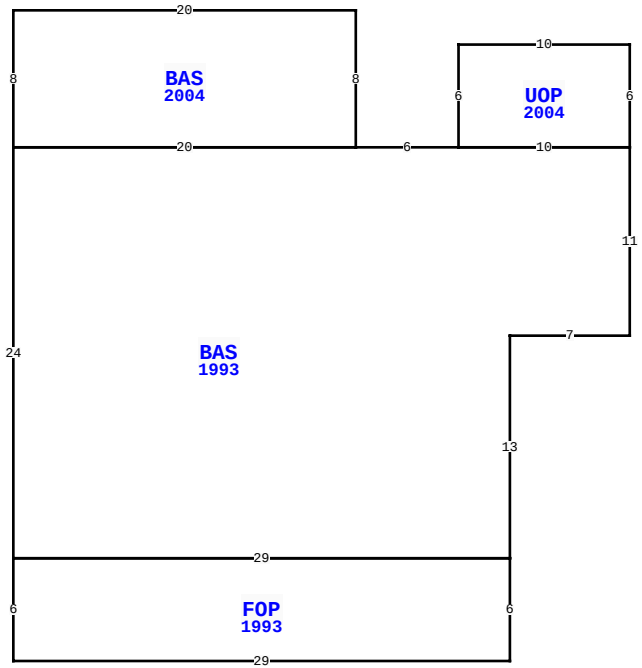
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	773	100	1993	773	160,285
BAS	160	100	2004	160	33,176
FOP	174	30	1993	52	10,782
UOP	60	20	2004	12	2,489
TOTALS	1,167			997	206,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	997	129.4920	135.97	135,562	1940	1940	0	16	162.5	28.25	152.50

1 SINGLE FAM 0% - 0 Heated Area: 933 HX Base Yr



906 SOMERUELUS ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	206,732
TOTAL MARKET OB/XF VALUE	24
TOTAL LAND VALUE - MARKET	174,750
TOTAL MARKET VALUE	381,506
SOH/AGL Deduction	111,861
ASSESSED VALUE	269,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,645
TOTAL JUST VALUE	381,506
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034104	REMODEL	3,000	11/06/2003
20034027	REMODEL	1,000	10/20/2003
20033899	H/AC	3,000	09/26/2003
20033473	REMODEL	26,000	07/14/2003
20033474	REPAIR/RRF	6,000	07/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2754/1900	10/25/2024	QC	U	I	11	100
GRANTOR: THOMPSON MARY E						
GRANTEE: MITCHELL G DIANE						
0221/0530	7/23/1976	WD	Q	I		4,500
GRANTOR: GREEN RICHARD & WANDA						
GRANTEE: THOMPSON GEORGE E &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2004] W10 S6 BAS=[YR=1993] W6 BAS=[YR=2004] N8 W20 S8 E20$ W20 S24 FOP=[YR=1993] S6 E29 N6 W29$ E29 N13 E7 N11 W10$ E10 N6$.

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
3	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	100	2004	2004	3	20	24	

LAND DESCRIPTION

TOTAL OB/XF 24

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	0	0010	OT-1	47.00	47.00	46.60	FF		1.00	1.00	0.75	5,000.00	3,750.00	174,750							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 174,750 Market: 0 Agricultural: 0 Common: 174,750 PRINTED 07/09/2026 BY SYS