BLOCK 11 LOT 5
OLD TOWN

NEAL WILHELMINA W
1012 WHITE STREET
FERNANDINA BEACH, FL 32035

2026

00-00-31-1580-0011-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

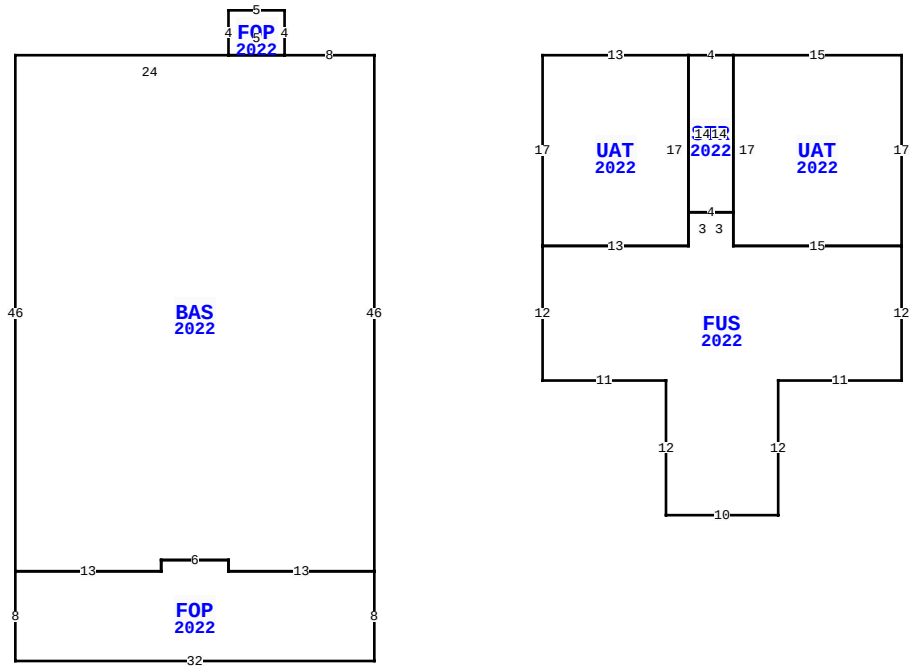
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,466	100	2022	1,466	298,671
FOP	20	30	2022	6	1,223
FOP	262	30	2022	79	16,094
FUS	516	100	2022	516	105,126
STR	56	10	2022	6	1,223
UAT	221	10	2022	22	4,482
UAT	255	10	2022	26	5,297
TOTALS	2,796			2,121	432,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,121	123.9700	205.79	436,481	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2023 Heated Area: 1982 HX Base Yr 2023



1012 WHITE ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		432,116
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		233,000
TOTAL MARKET VALUE		665,116
SOH/AGL Deduction		520,142
ASSESSED VALUE		144,974
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,563
TOTAL JUST VALUE		665,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211618	CO ISSUED	0	10/19/2022
20211618	NEW CONSTR	0	11/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2453/1960	4/19/2021	WD	Q	V	01	122,000
GRANTOR: STEWART CHRISTINE & K						
GRANTEE: NEAL WILHELMINA W						
2327/0234	12/19/2019	PR	U	V	19	100
GRANTOR: THOMPSON KATHERINE J						
GRANTEE: STEWART CHRISTINE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W8 FOP=[YR=2022] N4 W5 S4 E5 $ W24 S46
FOP=[YR=2022] S8 E32 N8 W13 N1 W6 S1 W13$ E13 N1 E6 S1 E13
N46$ PTR=E15 UAT=[YR=2022] E13 STR=[YR=2022] E4 UAT=[YR=2022]
E15 S17 FUS=[YR=2022] S12 W11 S12 W10 N12 W11 N12 E13 N3 E4
S3 E15$ W15 N17$ S14 W4 N14$ S17 W13 N17$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0010	OT-1	46.00	93.00	46.60	FF		1.00	1.00	1.00	5,000.00	5,000.00	233,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 233,000 Market: 0 Agricultural: 0 Common: 233,000 PRINTED 07/09/2026 BY SYS