BLOCK 152 LOTS 31 & 32
IN OR 829/1459
CITY OF FDNA BEACH

DEVORE ROSALIE O
612 GUM ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0152-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

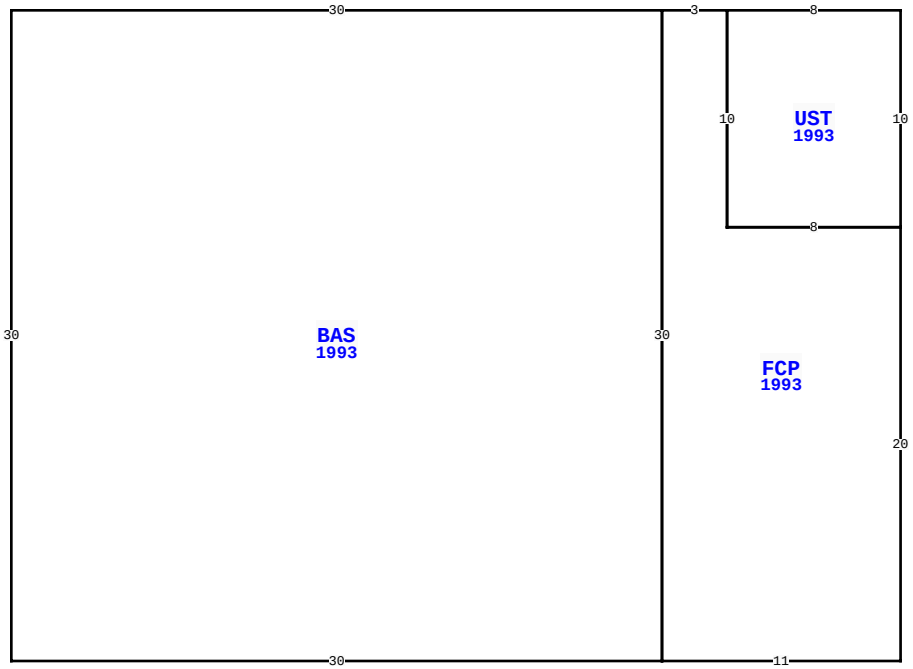
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1993	900	87,986
FCP	250	25	1993	62	6,061
UST	80	45	1993	36	3,519
TOTALS	1,230			998	97,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	998	112.8600	118.50	118,263	1946	1990	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 1999 Heated Area: 900 HX Base Yr 1999



612 GUM ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		97,567
TOTAL MARKET OB/XF VALUE		282
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		267,849
SOH/AGL Deduction		219,775
ASSESSED VALUE		48,074
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,074
TOTAL JUST VALUE		267,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100636	METAL ROOF	2,600	04/21/2010
20091761	200 AMP SERVICE	2,000	12/28/2009
4219	REPAIR/RRF	3,700	03/19/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0829/1459	4/15/1998	WD	U	I		45,000

GRANTOR: COX AUSTIN C & MERLE
GRANTEE: DEVORE ROSALIE O

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 FCP=[YR=1993] W3 BAS=[YR=1993] W30 S30 E30 N30$ S30 E11N20 W8 N10$ S10 E8 N10$.

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	0820	WOOD WALK	0	100	20	3	60.00	SF	11.75	11.75	100	2010	2010	3	40	282	

LAND DESCRIPTION

TOTAL OB/XF 282

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	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	0.80	4,250.00	3,400.00	170,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/09/2026 BY SYS