BLOCK 156 LOTS 23 & 24
CITY OF FDNA BEACH

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

2026

00-00-31-1800-0156-0230

BUILDING CHARACTERISTICS

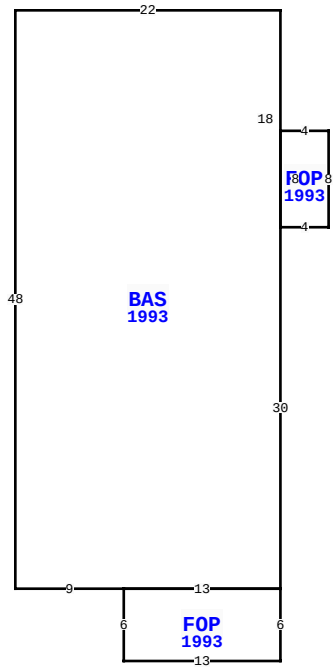
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	95,309
FOP	32	30	1993	10	903
FOP	78	30	1993	23	2,076
TOTALS	1,166			1,089	98,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,089	112.3600	117.98	128,480	1941	1960	0	0	0	23.50	76.50

1 SINGLE FAM 0% - 2025 Heated Area: 1056 HX Base Yr



709 S 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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	98,287
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	233,287
SOH/AGL Deduction	0
ASSESSED VALUE	233,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,287
TOTAL JUST VALUE	233,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8419	XFOB	600	07/06/1994
7752	REPAIR/RRF	8,000	06/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2754/1902	10/25/2024	QC	U	I	11	100
GRANTOR: THOMPSON MARY E						
GRANTEE: WHITE JACQUELYN						
2720/1457	6/17/2024	PR	U	I	19	100
GRANTOR: RAYSOR KENDRA T AS PR						
GRANTEE: THOMPSON MARY ELIZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S48 E9 FOP=[YR=1993] S6 E13 N6 W13 $ E13 N30 FOP=[YR=1993] E4 N8 W4 S8 $ N18 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS