BLOCK 216 SUB C OF 4
IN OR 644/1023
CITY OF FERNANDINA BEACH

THOMPSON MARY E
331 S 12TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0216-04C0

BUILDING CHARACTERISTICS

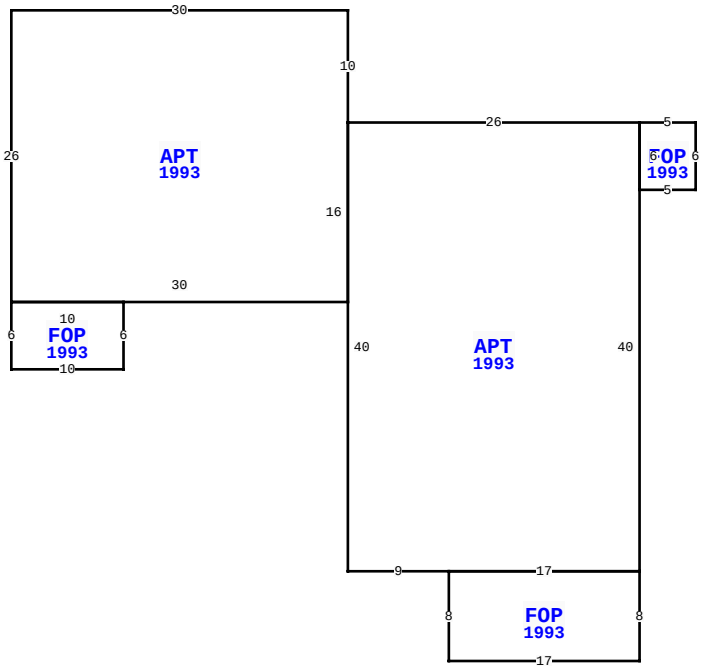
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0800	MULTI-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
APT	780	100	1993	780	89,376
APT	1,040	100	1993	1,040	119,167
FOP	30	30	1993	9	1,031
FOP	60	30	1993	18	2,062
FOP	136	30	1993	41	4,698
TOTALS	2,046			1,888	216,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,888	99.6170	138.47	261,431	1900	1985	0	0	0	17.25	82.75

1 DUPLEX 0% - 0 Heated Area: 1820 HX Base Yr



BLD DATE	04/02/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

317 DIVISION ST A&B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	216,334
TOTAL MARKET OB/XF VALUE	480
TOTAL LAND VALUE - MARKET	232,200
TOTAL MARKET VALUE	449,014
SOH/AGL Deduction	193,730
ASSESSED VALUE	255,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,284
TOTAL JUST VALUE	449,014
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6888	REMODEL	18,000	02/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0644/1023	12/23/1991	WD	Q	I	03	5,500
GRANTOR: CITY FDNA BEACH						
GRANTEE: THOMPSON GEORGE & M						
0632/0488	7/29/1991	CT	U	I	14	1,000
GRANTOR: CLERK OF COURT						
GRANTEE: CITY OF FDNA BCH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W5 APT=[YR=1993] W26 APT=[YR=1993] N10 W30S26 FOP=[YR=1993] S6 E10 N6 W10 $ E30N16$S40 E9 FOP=[YR=1993] S8 E17 N8 W17 $ E17 N40 $ S6 E5 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	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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	000800	C	MULTI-FAMILY	0	0006	R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	232,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/09/2026 BY SYS