

THOMPSON MARY E L/E/
331 S 12TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0216-06C0

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 60

Exterior Wall10ABOVE AVG 40

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo12HARDWOOD 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2.5 100

Frame Stories Units03MASONRY 100
1. 1. 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00 NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1009.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

BAS1,24310019931,243113,808

BAS815100200881574,621

FCP264252008666,043

FOP77302008232,106

FOP143302008433,937

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBEECONFNCTNORM% COND

0100012,190112.9550118.60259,734195519900022.8077.20

1 SINGLE FAM 100% - 0Heated Area: 2058HX Base Yr

Diagram showing lot dimensions and area calculations:

Basement (BAS) areas: BAS 1993, BAS 2008

Footing (FOP) areas: FOP 2008

Footing (FCP) area: FCP 2008

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE200,515

TOTAL MARKET OB/XF VALUE1,628

TOTAL LAND VALUE - MARKET488,700

TOTAL MARKET VALUE690,843

SOH/AGL Deduction419,236

ASSESSED VALUETHX HB WX271,607

TOTAL EXEMPTION VALUE56,411

BASE TAXABLE VALUE215,196

TOTAL JUST VALUE690,843

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE687,531

Sales Data Table:

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

2754/190610/25/2024QC U I 11100

GRANTOR: THOMPSON MARY E

GRANTEE:MORRIS PAULA

2498/03879/17/2021QC U I 11100

GRANTOR: THOMPSON GEORGE E

GRANTEE: THOMPSON GEORGE E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 BAS=[YR=1993] W40S28E20 FOP=[YR=2008]
S10E7N11W7S1\$ N1E7S11 FOP=[YR=2008] S13 FCP=[YR=2008]
S12E22N12 W22\$ E11N13W11\$ E13N38\$ S38W2
S13E11N13E10N28W5N10\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES100R-295.00100.0095.00FF1.001.001.002,700.002,700.00256,500

2000100CRES100R-286.00100.0086.00FF1.001.001.002,700.002,700.00232,200

EXTRA FEATURES

331 S 12TH ST, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/07/2025MLU

OB/XF MKT VALUENOTES

1,628

REVIEW DATE01/01/2023BYCD

Total Acres: 0.00Total Land Value: 488,700Market: 0Agricultural: 0Common: 488,700PRINTED 07/09/2026 BY SYS