BLOCK 216 SUB C OF 8
CITY OF FDNA BEACH

BERNARD CAMERON G & JANE ANN
12 S 16TH ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0216-08C0**

## BUILDING CHARACTERISTICS

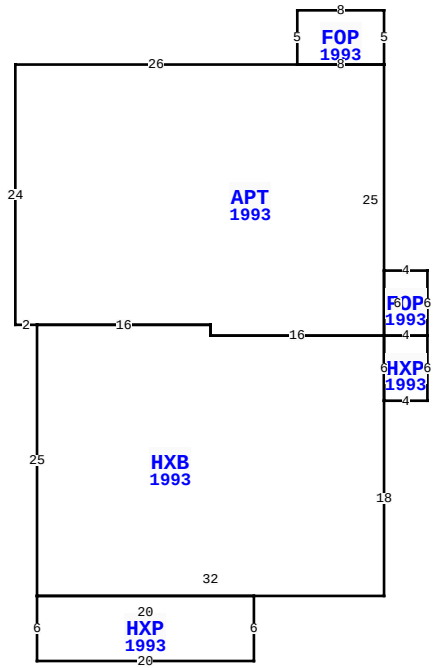
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| 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 | 832 | 100 | 1993 | 832 | 128,161 |
| FOP | 24 | 30 | 1993 | 7 | 1,079 |
| FOP | 40 | 30 | 1993 | 12 | 1,848 |
| HXB | 784 | 100 | 1993 | 784 | 120,767 |
| HXP | 24 | 30 | 1993 | 7 | 1,079 |
| HXP | 120 | 30 | 1993 | 36 | 5,545 |
| TOTALS | 1,824 | | | 1,678 | 258,479 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 1,678 | 123.2000 | 171.25 | 287,358 | 1989 | 2005 | 0 | 0 | 0 | 10.05 | 89.95 |

1 DUPLEX 0% - 0 Heated Area: 1616 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

303 S 12TH 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 | 258,479 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 151,200 |
| TOTAL MARKET VALUE | 409,679 |
| SOH/AGL Deduction | 86,082 |
| ASSESSED VALUE | 323,597 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 323,597 |
| TOTAL JUST VALUE | 409,679 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 402,962 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200264 | REMODEL | 259,000 | 06/04/2020 |
| 5792 | CONCRETE DRIVEWAY | 1,200 | 02/09/1990 |
| 5320B | ADDITION | 29,200 | 04/17/1989 |
| 2651 | REMODEL | 6,000 | 02/25/1985 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2366/0462 | 4/27/2020 | WD | U | I | 11 | 100 |
| GRANTOR: A & B 12TH STREET LLC | | | | | | |
| GRANTEE: BERNARD CAMERON G & | | | | | | |
| 2357/1309 | 4/27/2020 | WD | Q | I | 01 | 259,000 |
| GRANTOR: A&B 12TH STREET LLC | | | | | | |
| GRANTEE: BERNARD CAMERON G & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W8S5 APT=[YR=1993] W26S24E2 HXB=[YR=1993] S25
HXP=[YR=1993] S6E20N6W20 $E32N18 HXP=[YR=1993] E4N6
FOP=[YR=1993] N6W4S6E4$W4S6$N6W16N1W16$E16S1 E16N25W8$E8N5$.

## 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 | 000800 | C | MULTI-FAMILY | 0 | 0006 | R-2 | 56.00 | 100.00 | 56.00 | FF | | 1.00 | 1.00 | 1.00 | 2,700.00 | 2,700.00 | 151,200 | | | | | | | |

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 07/09/2026 BY SYS