BLOCK 216 SUB C OF LOT 10
IN OR 1148/1532
CITY OF FDNA BEACH

MANUEL HOPE L HARRIS
1495 SHOREWOOD PLACE
LAKELAND, FL 33803

2026

00-00-31-1800-0216-10C0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	02	Quality Level 02

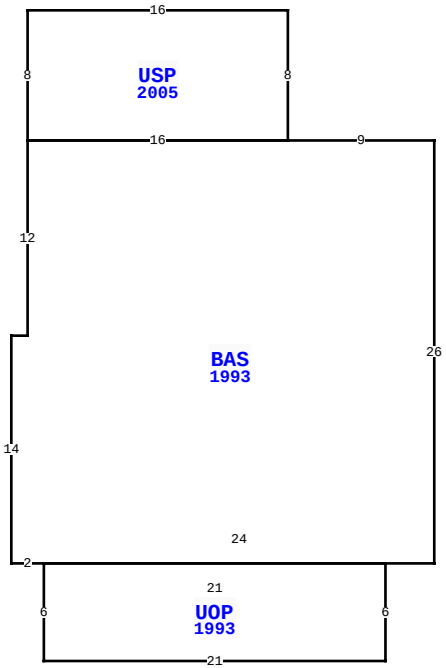
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	664	100	1993	664	69,359
UOP	126	20	1993	25	2,612
USP	128	30	2005	38	3,970
TOTALS	918			727	75,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	727	113.0500	118.70	86,295	1950	2000	0	0	0	12.00	88.00

1 SINGLE FAM 0% - 0 Heated Area: 664 HX Base Yr



212 S 12TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	75,940
TOTAL MARKET OB/XF VALUE	72
TOTAL LAND VALUE - MARKET	232,200
TOTAL MARKET VALUE	308,212
SOH/AGL Deduction	141,954
ASSESSED VALUE	166,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,258
TOTAL JUST VALUE	308,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053168	REPAIR/RRF	5,000	12/13/2005
20051379	REMODEL	1,000	03/09/2005
20042420	ELEC OTHER	3,000	12/27/2004
20041319	REMODEL	4,000	07/20/2004
20010485	XFOB	1,000	03/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1148/1532	6/26/2003	QC	Q	I	01	100
GRANTOR: TERRELL RUTH H						
GRANTEE: HARRIS HOPE L						
0337/0428	5/01/1981	WD	Q	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 USP=[YR=2005] N8 W16 S8 E16$ W16 S12 W1 S14 E2 UOP=[YR=1993] S6 E21 N6 W21 $ E24 N26$.

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
1	0819	CONC 12"	0	0	5	4	20.00	SF	9.50	9.50	100	1950	1950	3	20	38	
2	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2005	2005	3	21	34	

LAND DESCRIPTION

TOTAL OB/XF 72

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	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