



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 50
Exterior Wall	27	PREFIN MTL 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
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

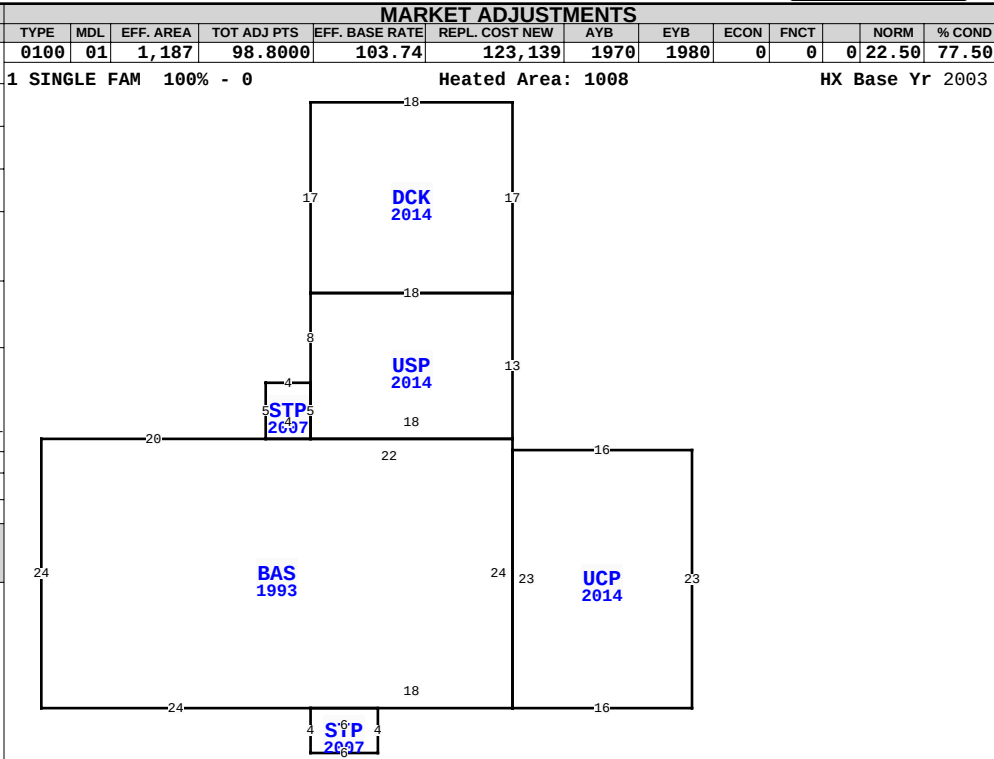
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	81,042
DCK	306	10	2014	31	2,492
STP	20	10	2007	2	160
STP	24	10	2007	2	160
UCP	368	20	2014	74	5,950
USP	234	30	2014	70	5,628

TOTALS	1,960			1,187	95,433
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00
2	0751	UOP	0	100	10	9	90.00	SF	10.00
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	86.00	100.00	86.00



206 S 12TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	
2	0751	UOP	0	100	10	9	90.00	SF	10.00	10.00	100	2009	2009	3	48	432	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2009	2009	3	31	1,339	

TOTAL OB/XF										2,251							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	232,200

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										95,433		
TOTAL LAND VALUE - MARKET										232,200		
TOTAL MARKET VALUE										329,884		
SOH/AGL Deduction										264,983		
ASSESSED VALUE										64,901		
TOTAL EXEMPTION VALUE										HX HB 39,901		
BASE TAXABLE VALUE										25,000		
TOTAL JUST VALUE										329,884		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										327,292		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1107/0488	1/14/2003	WD	Q	I	01	100	
GRANTOR: PETERSON WAYNE & DEWA							
GRANTEE: PETERSON WAYNE & DE							
0980/0024	4/09/2001	WD	U	I	18	100	
GRANTOR: WILLIAMS RETHA PETERS							
GRANTEE: WILLIAMS RETHA PETE							

BUILDING NOTES									

BUILDING DIMENSIONS									
DCK=[YR=2014] W18 S17 USP=[YR=2014] S8 STP=[YR=2007] W4S5									
BAS=[YR=1993] W20 S24 E24 STP=[YR=2007] S4E6N4W6\$ E18									
UCP=[YR=2014] E16 N23 W16 S23\$ N24 W22\$ E4 N5\$ S5 E18 N13									
W18\$ E18 N17\$.									