BLOCK 213 LOT 12
SUB PT LOTS 3 & 8 BLOCK 213
CITY OF FDNA BEACH REPLAT

GIESE KIMBERLY FAITH
217 EAST 60TH ST UNIT 303
NEW YORK, NY 10022

2026

00-00-31-1800-R213-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

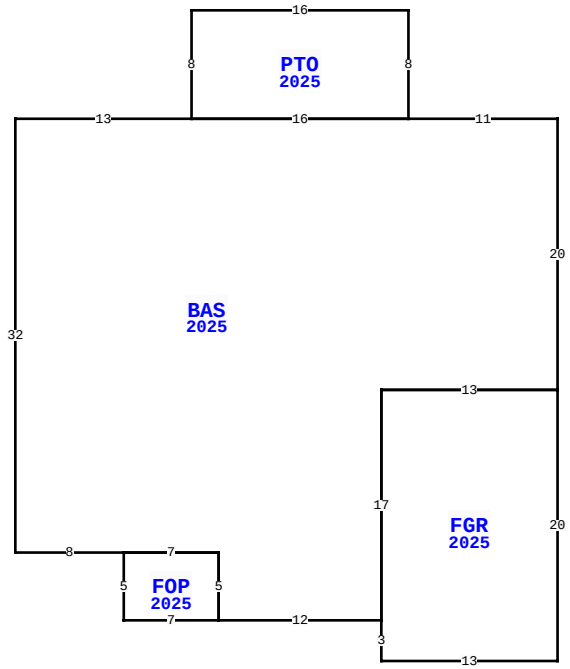
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	2025	1,184	202,310
FGR	260	55	2025	143	24,434
FOP	35	30	2025	10	1,709
PTO	128	5	2025	6	1,025
TOTALS	1,607			1,343	229,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,343	122.9280	170.87	229,478	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2025 Heated Area: 1184 HX Base Yr



905 S 12TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	229,478
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	154,791
TOTAL MARKET VALUE	384,269
SOH/AGL Deduction	0
ASSESSED VALUE	384,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	384,269
TOTAL JUST VALUE	384,269
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0266			10/29/2024
2024-0266	CON 1180	218,315	06/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2754/1271	12/06/2024	WD	Q	I	01	420,000
GRANTOR: CARROLL JUSTIN M						
GRANTEE: GIESE KIMBERLY FAIT						
2698/1826	3/08/2024	WD	Q	V	03	160,000
GRANTOR: MORELL RIET MATTHIAS						
GRANTEE: CARROLL JUSTIN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,0] W11 W16 W13 S32 E8 E7 S5 E12 N17 E13 N20 $
FGR=[YR=2025;ORIG=-23,20] S17 S3 E13 N20 W13 $
FOP=[YR=2025;ORIG=-42,32] E7 S5 W7 N5 $
PTO=[YR=2025;ORIG=-37,-8] E16 S8 W16 N8 $
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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	000100	C	RES	0		R-2	57.00	100.00	57.33	FF		1.00	1.00	1.00	2,700.00	2,700.00	154,791							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 154,791 Market: 0 Agricultural: 0 Common: 154,791 PRINTED 07/09/2026 BY SYS