



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floop	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

Quality	03 Quality Level 03	
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	238,787
FOP	144	30	43	8,731
FUS	330	100	330	67,007
STP	27	10	3	609
STR	16	10	2	406
UOP	256	20	51	10,356
UST	24	45	11	2,234
TOTALS	1,973		1,616	328,129

EXTRA FEATURES	
L N	OB/XF CODE
3	0810 CONCRETE A
4	0861 POOL GUNIT
5	0857 SANDSTONE

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND
0500	11	1,616	142.4940	203.05	328,129	1930	2022	0	0	-75	0.00	100.00
1 SFR CUST - 100% - 2023 Heated Area: 1506 HX Base Yr 2022												
227 N 3RD ST, FERNANDINA BEACH												

227 N 3RD ST, FERNANDINA BEACH				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
45.00	SF	6.50	6.50	100	2007	2007	3	89	260	
112.00	SF	85.00	85.00	100	2021	2021	3	98	9,330	
120.00	SF	28.00	28.00	100	2021	2021	3	100	3,360	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		328,129	
TOTAL MARKET OB/XF VALUE		12,950	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		441,079	
SOH/AGL Deduction		1,147	
ASSESSED VALUE		439,932	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		389,932	
TOTAL JUST VALUE		441,079	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		424,205	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200726	SWIM POOL	0	03/03/2021
20090035	WD FENCE	1,000	01/09/2009
20090017	PLUMB REPAIRS	500	01/07/2009
2003943	15 WINDOWS REPLAC	4,000	09/12/2000
P1322	REMODEL	500	01/30/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/1799	7/31/2020	WD	Q	I	01	480,000
GRANTOR: ROSS MARK & THOMAS K						
GRANTEE: TICHY ROBERT S & JO						
1528/0334	10/02/2007	TD	Q	I		255,000
GRANTOR: BLACKSIN JUNE C TRUST						
GRANTEE: ROSS MARK						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W1 W29 S36 E18 S8 E12 N44 \$	
FUS=[YR=2019;ORIG=20,12] E30 S11 W30 N11 \$	
UOP=[YR=1993;ORIG=-1,0.2] N10 U0.2L10.4 W8.9 D0.2L8.11 S10	
U0.2R8.10 U4R0.2 E6 S4 D0.2R13 \$	
FOP=[YR=1993;ORIG=-30,36] S8 E13 E5 N8 W18 \$	
STR=[YR=1993;ORIG=-17,44] S4 E4 N4 W4 \$	
PTR=[ORIG=0,0] E20 S12 N12 W20 \$	
STP=[YR=2023;ORIG=-20,-13] E9 S3 W9 N3 \$	
UST=[YR=2023;ORIG=-20,-4] E6 S4 W6 N4 \$	

LAND DESCRIPTION										TOTAL OB/XF										12,950									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000												