BLOCK 11 W 113 FT LOT 6
IN OR 2154/740, W 100FT
LOTS 7,8 IN OR 1923/1964

FULLERTON SCOTT D
230 S 3RD ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0011-0072

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

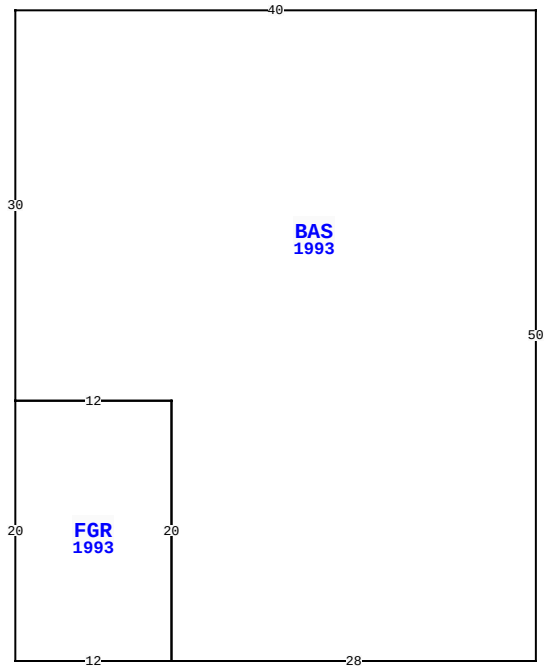
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	164,025
FGR	240	55	132	12,302
TOTALS	2,000		1,892	176,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,892	109.2700	98.62	186,589	1960	2010	0	0	0	5.50	94.50

1 SINGLE FAM – 0% - 0 Heated Area: 1760 HX Base Yr



222 S 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	176,327
TOTAL MARKET OB/XF VALUE	26,896
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	578,223
SOH/AGL Deduction	183,093
ASSESSED VALUE	395,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,130
TOTAL JUST VALUE	578,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121402	REPLACE PAVERS	0	07/13/2012
20110415	GAS	545	03/22/2011
20110065	H/AC	5,000	01/13/2011
20110036	REMODEL	8,575	01/06/2011
20102168	XFOB	500	12/21/2010
20102162	REMODEL	1,100	12/20/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/0740	10/18/2017	WD	U	V	11	100
GRANTOR: SHORELINE RENTAL INVE						
GRANTEE: FULLERTON SCOTT D						
1923/1964	6/20/2014	WD	Q	I	01	315,000
GRANTOR: WHITE DAVID & LINDSEY						
GRANTEE: FULLERTON SCOTT D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S30 FGR=[YR=1993] S20 E12 N20W12$
E12S20E28N50$.

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	0855	CONC PAVER	0	0	0	0	1,170.00	SF	10.00	10.00	100	2011	2011	3	93	10,881	
2	0855	CONC PAVER	0	0	108	3	324.00	SF	10.00	10.00	100	2011	2011	3	93	3,013	
3	0855	CONC PAVER	0	0	24	40	960.00	SF	10.00	10.00	100	2011	2011	3	93	8,928	
6	0754	FOP	0	0	20	14	280.00	SF	15.00	15.00	100	2021	2021	3	97	4,074	

LAND DESCRIPTION

TOTAL OB/XF 26,896

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	SFR	0	0006	MU-1	50.00	100.00	50.00	FF		1.00	1.00	1.25	4,000.00	5,000.00	250,000							
2	000100	C	SFR	0	0006	MU-1	25.00	113.00	25.00	FF		1.00	1.00	1.25	4,000.00	5,000.00	125,000							

REVIEW DATE 08/16/2022 BY TWA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/02/2023 BY SYS