BLOCK 11 LOTS 9 THRU 13
IN OR 2154/740
CITY OF FDNA BEACH

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

2023

00-00-31-1800-0011-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

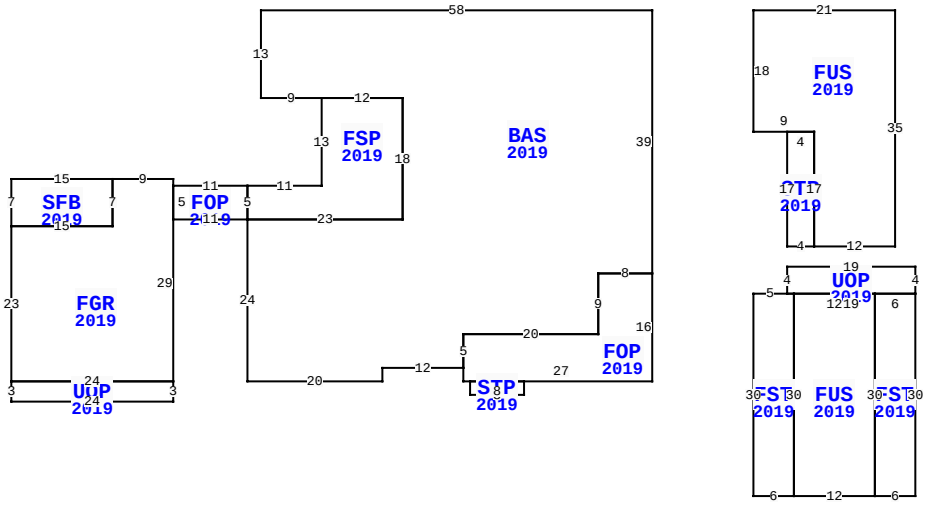
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
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	2,568	100	2,568	549,777
FGR	615	55	338	72,362
FOP	55	30	16	3,425
FOP	268	30	80	17,127
FSP	271	40	108	23,121
FST	180	55	99	21,195
FST	180	55	99	21,195
FUS	360	100	360	77,072
FUS	582	100	582	124,599
SFB	105	80	84	17,983
TOTALS	5,416		4,372	935,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,372	151.7542	216.25	945,445	2019	2019	0	0	0	1.00	99.00

2 SFR CUST – 0% - 0 Heated Area: 3594 HX Base Yr



** This building has 14 Sub-Areas

230 S 3RD ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	935,991
TOTAL MARKET OB/XF VALUE	65,629
TOTAL LAND VALUE - MARKET	625,000
TOTAL MARKET VALUE	1,626,620
SOH/AGL Deduction	274,423
ASSESSED VALUE	1,352,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,352,197
TOTAL JUST VALUE	1,626,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,452,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190166	SWIM POOL	0	02/26/2019
20183325	NEW CONSTR	440,754	09/01/2018
20151152	DEMOLITION	0	05/11/2015
20121192	REPLACE FUSE PANE	585	06/20/2012
20071766	REPLACE METER CAN	1,800	09/18/2007
20032440	REROOF-ROLLED FEL	1,000	01/31/2003

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						
2153/0062	8/18/2017	WD	U	V	37	415,000
GRANTOR: SHORELINE RENTAL INVE						
GRANTEE: FULLERTON SCOTT D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W58 S13 E9 FSP=[YR=2019] S13 W11 FOP=[YR=2019] W11 FGR=[YR=2019] N1 W9 SFB=[YR=2019] W15 S7 E15 N7$ S7 W15 S23 UOP=[YR=2019] S3 E24 N3 W24$ E24 N29$ S5E11 N5$ S5 E23 N18 W12$ E12 S18 W23 S24 E20 N2 E12 FOP=[YR=2019] S2 E1 STP=[YR=2019] S2 E8 N2 W8$ E27 N16 W8 S9 W20 S5$ N5 E20 N9 E8 N39$ PTR=E15 FUS=[YR=2019] E21 S35 W12 STR=[YR=2019] W4 N17 E4 S17$ N17 W9 N18$ W15$ PTR=E15 S42 FST=[YR=2019] E5 UOP=[YR=2019] N4 E19 S4 FST=[YR=2019] S30 W6 FUS=[YR=2019] W12 N30 E12 S30$ N30 E6$ W19$ E1 S30 W6 N30$ W15 N42$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0861	POOL GUNIT	0	0	0	0	336.00	SF	85.00	85.00	100	2019	2019	3	93	26,561	
3	0855	CONC PAVER	0	0	0	0	976.00	SF	10.00	10.00	100	2019	2019	3	99	9,662	
4	0855	CONC PAVER	0	0	0	0	738.00	SF	10.00	10.00	100	2019	2019	3	99	7,306	
5	0855	CONC PAVER	0	0	0	0	1,532.00	SF	10.00	10.00	100	2019	2019	3	99	15,167	
6	1241	WD DECK G	0	0	13	12	156.00	UT	11.50	11.50	100	2019	2019	3	93	1,668	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 65,629

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	125.00	100.00	125.00	FF		1.00	1.00	1.25	4,000.00	5,000.00	625,000							

REVIEW DATE 08/16/2022 BY TWA Total Acres: 0.00 Total Land Value: 625,000 Market: 0 Agricultural: 0 Common: 625,000 PRINTED 08/02/2023 BY SYS