BLOCK 12 LOTS 5 THRU 9
CITY OF FDNA BEACH

WORTHY INVESTMENT LLC
1822 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0012-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

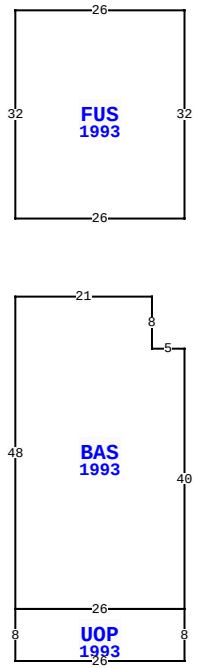
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	1,208	71,111
FUS	832	100	832	48,977
UOP	208	20	42	2,472
TOTALS	2,248		2,082	122,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,082	85.2600	76.95	160,210	1900	1990	0	0	0	23.50	76.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2040 HX Base Yr



124 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	122,561
TOTAL MARKET OB/XF VALUE	5,646
TOTAL LAND VALUE - MARKET	437,500
TOTAL MARKET VALUE	565,707
SOH/AGL Deduction	0
ASSESSED VALUE	565,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	565,707
TOTAL JUST VALUE	565,707
NCON VALUE	128,207
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	563,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060420	4'H CHAIN-LINK FE	1,475	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/9	7/13/2023	WD	Q	I	05	2,100,000
GRANTOR: SAPP DAVIS W SUCCESSO						
GRANTEE: WORTHY INVESTMENT L						
2111/1428	3/27/2017	QC	U	I	11	100
GRANTOR: TRINGALI ANTHONY J						
GRANTEE: ANTHONEY J TRINGALI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N8 W21 S48 UOP=[YR=1993] S8 E26 N8W26$ E26 N40$ PTR= N20 FUS=[YR=1993] N32 W26 S32 E26 $ S20 $.

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	0819	CONC 12"	0	0	3	8	24.00	SF	9.50	9.50	100	1950	1950	3	20	46	
2	0810	CONCRETE A	0	0	7	7	49.00	SF	6.50	6.50	100	1950	1950	3	20	64	
3	0511	GARAGE CB-	0	0	0	0	616.00	SF	40.00	40.00	100	1965	1965	3	20	4,928	
4	0810	CONCRETE A	0	0	8	20	160.00	SF	6.50	6.50	100	1965	1965	3	20	208	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1900	1900	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 5,646

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	125.00	125.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	437,500							

REVIEW DATE 06/02/2017 BY DJ Total Acres: 0.00 Total Land Value: 437,500 Market: 0 Agricultural: 0 Common: 437,500 PRINTED 08/02/2023 BY SYS