BLOCK 18 LOTS 7,8,9,19 THRU 22
& PT OF LOTS 10 THRU 13
IN OR 2493/1300

VIRTUE ROBERT D & CHERYL B L/E/
424 N 3RD STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0018-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

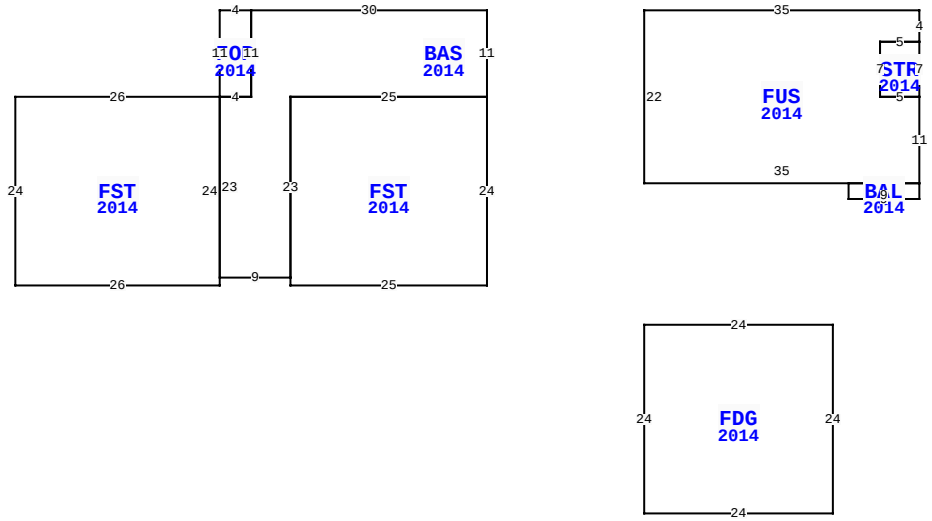
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	04	REIN CONC 100
Stories	2.	2. 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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	18	15	3	415
BAS	537	100	537	74,284
FDG	576	60	346	47,862
FOP	44	30	13	1,798
FST	600	55	330	45,649
FST	624	55	343	47,447
FUS	735	100	735	101,673
STR	35	10	4	553
TOTALS	3,169		2,311	319,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,311	121.0300	143.72	332,137	2014	2014	0	0	0	3.75	96.25

2 SNGL FAM – 0% - 2020 Heated Area: 1272 HX Base Yr 2020



424 N 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		781,944
TOTAL MARKET OB/XF VALUE		61,506
TOTAL LAND VALUE - MARKET		630,000
TOTAL MARKET VALUE		1,473,450
SOH/AGL Deduction		257,100
ASSESSED VALUE		1,216,350
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,166,350
TOTAL JUST VALUE		1,473,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,232,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222082	ADDITION	0	07/05/2022
20132332	NEW CONSTR	280,000	10/03/2013
20131513	DEMOLITION	8,000	06/28/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/1300	9/02/2021	LE	U	I	11	100
GRANTOR: VIRTUE ROBERT & CHERY						
GRANTEE: VIRTUE SHAY S & EMI						
2493/1298	9/02/2021	LE	U	I	11	100
GRANTOR: VIRTUE ROBERT D & CHE						
GRANTEE: VIRTUE SHAY S & EMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W30 FOP=[YR=2014] W4 S11 FST=[YR=2014] W26 S24 E26 N24$ E4 N11$ S11 W4 S23 E9 FST=[YR=2014] S1 E25 N24 W25 S23$ N23 E25 N11$ PTR=E20 FUS=[YR=2014] E35 S4 STR=[YR=2014] S7 W5 N7 E5$ W5 S7 E5 S11 BAL=[YR=2014] S2 W9 N2 E9$ W35 N22$ W20$ PTR=E20 S40 FDG=[YR=2014] E24 S24 W24 N24$ N40 W20$.

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
8	0855	CONC PAVER	0	100	0	0	2,263.00	SF	7.00	7.00	100	2014	2014	3	95	15,049	
9	0855	CONC PAVER	0	100	0	0	1,134.00	SF	7.00	7.00	100	2014	2014	3	95	7,541	
10	0855	CONC PAVER	0	100	0	0	124.00	SF	7.00	7.00	100	2014	2014	3	95	825	
11	0500	FP-PRE FAB	0	100	0	0	4.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	6,860	
12	0825	BRICK	0	100	0	0	1,812.00	SF	12.50	12.50	100	2013	2013	3	98	22,197	
13	0825	BRICK	0	100	0	0	54.00	SF	12.50	12.50	100	2013	2013	3	98	662	
14	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	100	2013	2013	3	65	2,496	
15	0825	BRICK	0	100	0	0	268.00	SF	12.50	12.50	100	2013	2013	3	98	3,283	
16	1128	BRICK 12"	0	100	7	2	14.00	SF	14.00	14.00	100	2013	2013	3	98	192	
17	0825	BRICK	0	100	0	0	194.00	SF	12.50	12.50	100	2014	2014	3	99	2,401	

TOTAL OB/XF 61,506

LAND DESCRIPTION

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	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	350,000							
2	000100	C	SFR	100	0006	MU-1	80.00	125.00	80.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	280,000							

REVIEW DATE 06/14/2021 BY RKA Total Acres: 0.00 Total Land Value: 630,000 Market: 0 Agricultural: 0 Common: 630,000 PRINTED 08/02/2023 BY SYS

BLOCK 18 LOTS 7,8,9,19 THRU 22
& PT OF LOTS 10 THRU 13
IN OR 2493/1300

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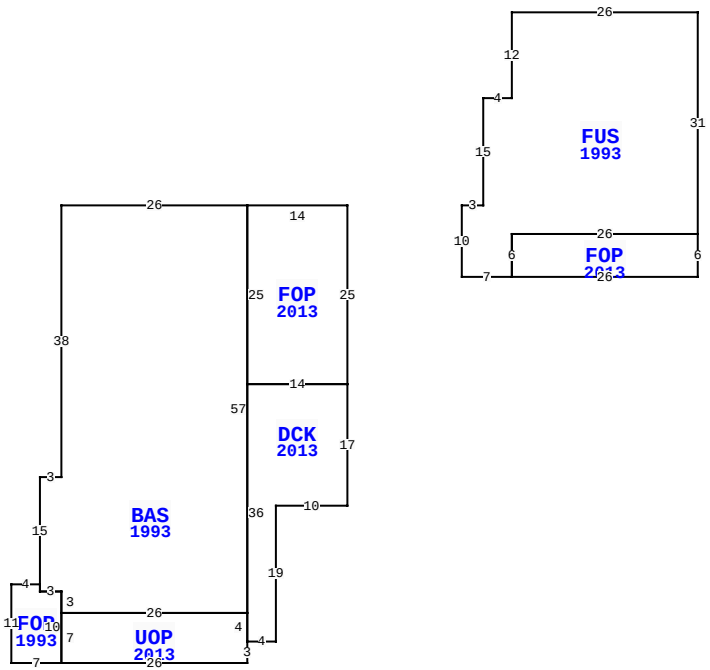
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100	1,530	261,271
DCK	314	10	31	5,293
FOP	74	30	22	3,757
FOP	156	30	47	8,026
FOP	350	30	105	17,931
FUS	936	100	936	159,836
UOP	182	20	36	6,147
TOTALS	3,542		2,707	462,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	2,707	109.4400	155.95	422,157	1900	2000	0	100	109.5	10.50	109.50

3 SFR CUST – 100% - 2020 Heated Area: 2466 HX Base Yr 2020



424 N 3RD ST, FERNANDINA BEACH

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2493/1298	9/02/2021	LE	U	I	11	100
GRANTOR: VIRTUE ROBERT D & CHE						
GRANTEE: VIRTUE SHAY S & EMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S38 W3 S15 FOP=[YR=1993] W4 S11 E7
UOP=[YR=2013] E26 N3 DCK=[YR=2013] E4 N19 E10 N17
FOP=[YR=2013] N25 W14 S25 E14$ W14 S36$ N4 W26 S7$ N10 W3
N1$ S1 E3 S3 E26 N57$ PTR= E30 FUS=[YR=1993] E3 N15 E4 N12
E26 S31 FOP=[YR=2013] S6 W26 N6 E26$ W26 S6 W7 N10$ W30$.

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

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