

BLK 189 LOTS 2 & 7
IN OR 503/829
CITY OF FDNA BEACH S/D OF

HAMPTON TIMOTHY JOSEPH
1246 S 3RD ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0189-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																									
Exterior Wall	05	AVERAGE 100	0100	01	969	89.3000	80.59	78,092	1938	1960	0	0	0	22.75	77.25	VALUATION SUMMARY																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 941 HX Base Yr																								
Roof Cover	06	ASB SHINGL 100															VALUATION BY												STANDARD											
Interior Wall	02	WALL BD/WD 100															Tax Group: 8												Tax Dist:											
Interior Floo	09	PINE WOOD 80															BUILDING MARKET VALUE												164,563											
Interior Floo	08	SHT VINYL 20															TOTAL MARKET OB/XF VALUE												6,021											
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET												103,700											
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE												274,284											
Bedrooms	3	100															SOH/AGL Deduction												128,492											
Bathrooms	1	100															ASSESSED VALUE												145,792											
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE												HX HB 50,000											
Stories	1.	1. 100															BASE TAXABLE VALUE												95,792											
Units	0	100	TOTAL JUST VALUE												274,284																									
BUD8 Adjustme	05	DIST 1A 100	NCON VALUE												0																									
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 272,523																									
Quality																	02	Quality Level 02																						
DOR CODE																	0800	MULTI-FAMILY																						
MAP NUM																	MKT AREA												02											
NEIGHBORHOOD/LOC																	2017.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	941	100	941	58,583																																				
FOP	49	30	15	934																																				
UST	28	45	13	810																																				
TOTALS																	1,018	969	60,326																					
EXTRA FEATURES																	1246 S 3RD ST, FERNANDINA BEACH																							
L N	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	0810	CONCRETE A	0	100	16 22			6.50	100	1984	1984	3	47	1,075																										
2	0940	SHEDS/PORT	0	100	15 20			30.00	100	1984	1984	3	20	1,800																										
3	0500	FP-PRE FAB	0	100	0 0			3,500.00	100	1984	1984	3	58	2,030																										
4	0940	SHEDS/PORT	0	100	12 8			30.00	100	1995	1995	3	20	576																										
5	1242	WD DECK A	0	100	10 25			10.00	100	1984	1984	3	20	500																										
6	1242	WD DECK A	0	100	4 5			10.00	100	1984	1984	3	20	40																										
LAND DESCRIPTION																	TOTAL OB/XF 6,021																							
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	000800	C	MULTI-FAM	100	0007		100.00	225.00	100.00	FF		1.00	1.00	1.22	850.00	1,037.00	103,700																							
REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 103,700 Market: 0 Agricultural: 0 Common: 103,700 PRINTED 08/02/2023 BY SYS																																								

HAMPTON TIMOTHY JOSEPH
1246 S 3RD ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0189-0020

[illegible]