



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	7 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	1700 OFFICE BUILDINGS

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100	1,168	40,320
CAN	12	30	4	138
CAN	56	30	17	587

TOTALS	1,236	1,189	41,045
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0	0	20	12		240.00	SF 40.00	100	1980
3	1242	WD DECK A	0	0	16	7		112.00	SF 10.00	100	2001
5	0646	LWN SPRK H	0	0	0	0		11.00	UT 4.00	100	2002
6	0810	CONCRETE A	0	0	0	0		380.00	SF 6.50	100	2000
7	1242	WD DECK A	0	0	0	0		301.00	SF 10.00	100	2005
8	0810	CONCRETE A	0	0	19	5		95.00	SF 6.50	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0003	C-3	38.00	100.00	3,800.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	1,189	99.2250	140.90	167,530	1946	1975	0	0	75.50	24.50
1 OFFICE 1&2 - 0% - 0 Heated Area: 1168 HX Base Yr											

23 S 3RD ST, FERNANDINA BEACH	BLD DATE 06/17/2021	KK	LGL DATE 06/17/2021	KK	06/17/2021	KK
	XF DATE 06/17/2021	KK	LAND DATE			
	INC DATE		AG DATE			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		41,045	
TOTAL MARKET OB/XF VALUE		6,881	
TOTAL LAND VALUE - MARKET		228,000	
TOTAL MARKET VALUE		275,926	
SOH/AGL Deduction		65,058	
ASSESSED VALUE		210,868	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		210,868	
TOTAL JUST VALUE		275,926	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		265,295	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062328	ELEC OTHER	6,000	10/13/2006
20062297	OTHER	2,000	10/09/2006
20062285	H/AC	6,000	10/05/2006
20062030	TEMP POLE	400	09/01/2006
20061947	REMODEL	85,000	08/18/2006
20020197	OTHER	100	02/05/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1617/1302	4/21/2009	WD U	I	I	12
GRANTOR: PROSPERITY BANK					
GRANTEE: SOUTHWICK ASSOCIATE					
1597/0291	12/12/2008	CT U	I	I	14
GRANTOR: CLERK OF COURT					
GRANTEE: PROSPERITY BANK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W13 CAN=[YR=1993] N3 W4 S3 E4\$ W13 S40 E2 S8 E8 CAN=[YR=2011] E7 N8 W7 S8\$ N8 E7 S8 E8 N8 E1 N40\$.											