

NASSAU TRUST LLC
1993 LARGO RD
JACKSONVILLE, FL 32207

00-00-31-1800-0269-0220

REVIEW DATE	06/30/2021	BY	KK	Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000	PRINTED 08/02/2023 BY SYS
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BLOCK 269 LOTS 22 & 23
IN OR 1859/1665
CITY OF FDNA BEACH

NASSAU TRUST LLC
1993 LARGO RD
JACKSONVILLE, FL 32207

2023

00-00-31-1800-0269-0220



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	04	REIN CONC 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	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,098	100	1,098	119,779
FEP	27	80	22	2,400
FOP	180	30	54	5,891
FUS	1,125	100	1,125	122,724
STP	28	10	3	327
TOTALS	2,458		2,302	251,120

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
15	0446	BOX FNC 6'	0	0	0	30.00	LF	20.00	20.00	100	2002
16	0446	BOX FNC 6'	0	0	0	31.00	LF	20.00	20.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2800	01	2,302	108.8780	125.75	289,476	1955	1995	0	0	13.25	86.75
2 TRI PLEX - 0% - 0											
Heated Area: 2223											
HX Base Yr											
BLD DATE	06/30/2021					KK	LGL DATE	06/30/2021			
XF DATE	06/30/2021					KK	LAND DATE	06/30/2021			
INC DATE							AG DATE				

17 S 3RD ST, FERNANDINA BEACH											
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TOTAL OB/XF											
436											

NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		401,005	
TOTAL MARKET OB/XF VALUE		9,425	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		710,430	
SOH/AGL Deduction		153,914	
ASSESSED VALUE		556,516	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		556,516	
TOTAL JUST VALUE		710,430	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		651,819	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011930	REMODEL	40,000	08/27/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1859/1665	5/21/2013	WD	Q	I	01	400,000	
GRANTOR: HELLER STEVEN R TRUST							
GRANTEE: NASSAU TRUST LLC							
1785/1322	3/16/2012	PR	U	I	19	100	
GRANTOR: HELLER STEVEN R P/R							
GRANTEE: HELLER STEVEN R							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W45 S25 E20 FEP=[YR=1993] E3 N9 W3 S9\$ N9 E3 S9 E22 N25\$ PTR= E15 FUS=[YR=1993] E45 S25 FOP=[YR=1993] S4 W38 STP=[YR=1993] S4 W7 N4 E7\$ W7 N4 E45\$ W45 N25\$ W15 \$.											