



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	31	HARDIE BRD 30
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	832	122,396
FGR	470	55	258	37,954
FOP	18	30	5	736
FUS	1,260	100	1,260	185,359
STR	60	10	6	883
STR	60	10	6	883
UOP	1,260	20	252	37,072
TOTALS	3,960		2,619	385,281

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0855	CONC PAVER	0 100	0	0	642.00	SF	10.00	10.00	100	
2	0409	ELEVATOR R	0 100	0	0	1.00	UT	10,200.00	10,200.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000310	C	TOWNHOUSE2	100	0006	MU-1	0.00	0.00	2,500.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,619	154.8518	147.11	385,281	2022	2022	0	0	0.00	100.00
1 TOWNHOUSE - 100% - 2023											
Heated Area: 2092											
HX Base Yr 2023											

111 S 3RD ST, FERNANDINA BEACH					XF DATE		LAND DATE			
					INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
642.00	SF	10.00	10.00	100	2022	2022	3	100	6,420	
1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										385,281	
TOTAL MARKET OB/XF VALUE										16,620	
TOTAL LAND VALUE - MARKET										150,000	
TOTAL MARKET VALUE										551,901	
SOH/AGL Deduction										111,243	
ASSESSED VALUE										440,658	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										390,658	
TOTAL JUST VALUE										551,901	
NCON VALUE										319,206	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										150,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200211	NEW CONSTR	311,344	10/06/2020
20183229	NEW CONSTR	298,762	09/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2563/0838	5/13/2022	SW	Q	I	01	662,900	
GRANTOR: HARBOR VIEW-ARTISAN L							
GRANTEE: DAMATO JENNIFER & F							
2104/1308	2/28/2017	SW	Q	I	05	1,750,000	
GRANTOR: FERNANDINA LUMBER & S							
GRANTEE: HARBOR VIEW-ARTISAN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2022] W22 S21 BAS=[YR=2022] S36 FOP=[YR=2022] S3 E6 N3 W6\$ E6 S3 E16 N39 W6 S2 W4 N2 W12\$ E12 S2 E4 N2 E6 N21\$ PTR=E15 FUS=[YR=2022] E22 S60 W22 N7 STR=[YR=2022] N15 E4 S15 W4\$ E4 N15 W4 N38\$ E37 UOP=[YR=2022] E22 S60 W22 N7 STR=[YR=2022] N15 E4 S15 W4\$ E4 N15 W4 N38\$ W52\$.											