BLOCK 273 LOTS 22 23
IN OR 635/1215
CITY OF FDNA BEACH

ADAMS CAROL LEE
211 S 3RD ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0273-0220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

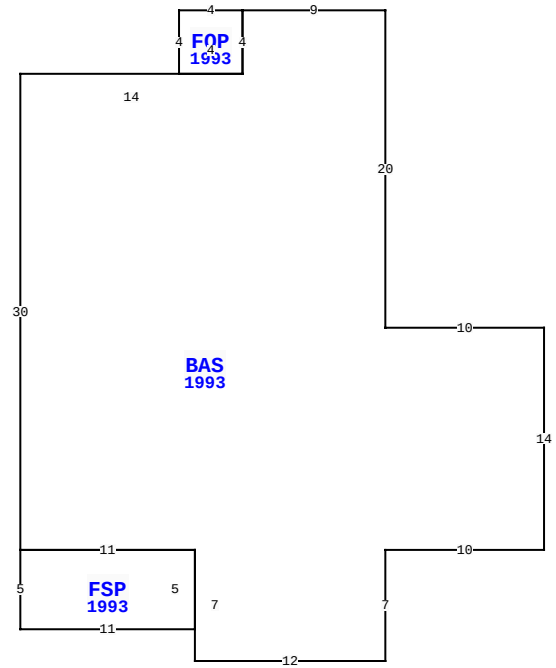
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100	950	79,384
FOP	16	30	5	418
FSP	55	40	22	1,838
TOTALS	1,021		977	81,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	977	110.0898	99.36	97,075	1944	1990	0	0	0	15.90	84.10

1 SINGLE FAM – 100% - 0 Heated Area: 950 HX Base Yr



211 S 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		81,640
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		256,640
SOH/AGL Deduction		217,677
ASSESSED VALUE		38,963
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,963
TOTAL JUST VALUE		256,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051507	REPAIR/RRF	7,000	04/04/2005
984685	REMODEL	350	12/17/1998
7275	REPAIR/RRF	2,000	08/18/1992
1333E	CHNGE SRVC	200	12/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0635/1215	9/10/1991	WD	U	I		35,000
GRANTOR: HICKS TERRY & F						
GRANTEE: ADAMS CAROL LEE						
0588/1253	1/25/1990	WD	Q	I		25,400
GRANTOR: PRUITT ALMA & JOHN						
GRANTEE: HICKS TERRY & FRANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N20 W9 FOP=[YR=1993] W4 S4 E4N4$ S4 W14 S30
FSP=[YR=1993] S5 E11 N5W11$ E11 S7 E12 N7 E10 N14$.

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
1	000100	C	SFR	100	0006	MU-1	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	175,000							

REVIEW DATE 05/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS