

BLOCK 311 LOTS 2 & 7
EX N33.33' AND LOTS 3 THRU 6
IN OR 2367/1186

MOORE BRETT & CHASTA N
1321 S 3RD STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0311-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2017.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,689	100	2,689	403,646
FGR	824	55	453	68,000
FOP	184	30	55	8,256
FOP	210	30	63	9,457
STP	40	10	4	600
STP	60	10	6	901
UAT	486	10	49	7,355
UOP	385	20	77	11,558

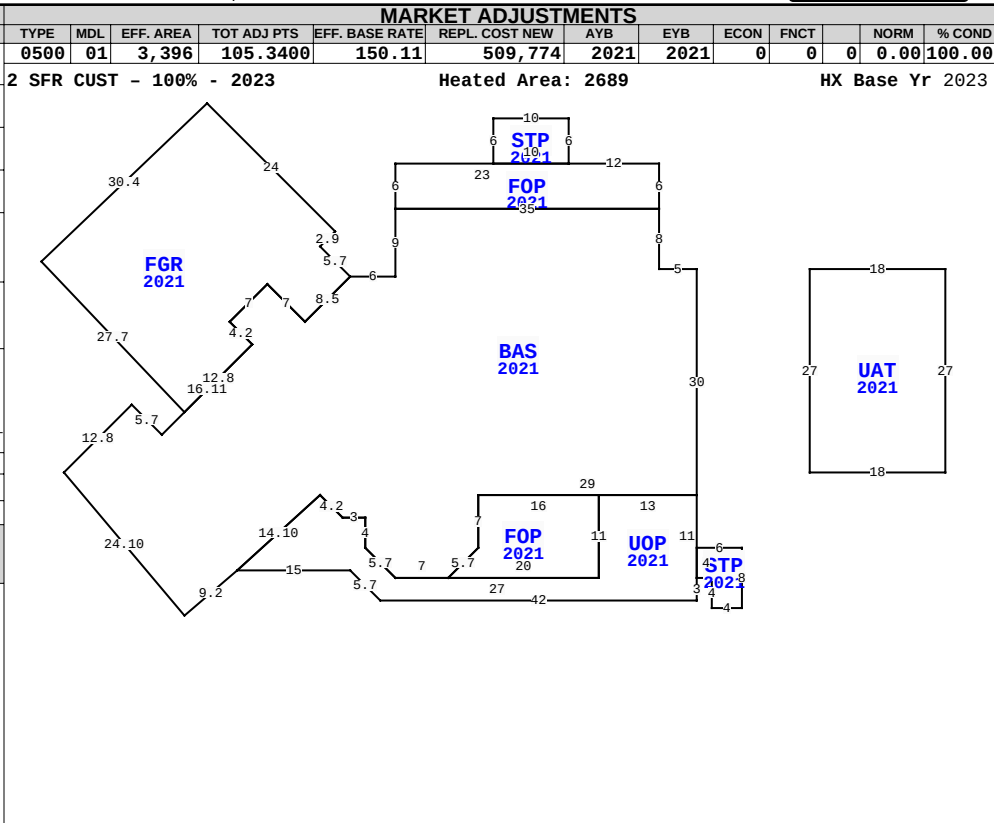
TOTALS	4,878		3,396	509,774
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,472.00	SF	4.00	4.00	100	2021	2021	3	100	9,888	
8	0861	POOL GUNIT	0	100	0	0	550.00	SF	85.00	85.00	100	2022	2022	3	100	46,750	
9	0855	CONC PAVER	0	100	0	0	1,540.00	SF	10.00	10.00	100	2022	2022	3	100	15,400	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	

LAND DESCRIPTION

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	000116	C	SFR MARSH	100	0007		267.00	133.00	267.00	FF		1.00	1.00	0.65	2,000.00	1,300.00	347,100							



BLD DATE	01/10/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

1321 S 3RD ST, FERNANDINA BEACH

TOTAL OB/XF																	73,978
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			509,774
TOTAL MARKET OB/XF VALUE			73,978
TOTAL LAND VALUE - MARKET			347,100
TOTAL MARKET VALUE			930,852
SOH/AGL Deduction			0
ASSESSED VALUE			930,852
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			880,852
TOTAL JUST VALUE			930,852
NCON VALUE			62,150
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			789,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013102	SWIM POOL	100,000	08/25/2022
20210020	NEW CONSTR	0	07/01/2021

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/1186	6/08/2020	WD	Q	V	01	107,500

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/1186	6/08/2020	WD	Q	V	01	107,500

GRANTOR: CLEMONS DEBORAH DIANE

GRANTEE: CLEMONS DEBORAH DIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W5 N8 FOP=[YR=2021] N6 W12 STP=[YR=2021] N6 W10 S6 E10\$ W23 S6 E35\$ W35 S9 W6 FGR=[YR=2021] U4 L4 R2 U2 U17 L17 L22 D21 R19 D20 U9 R9 U3 L3 U5 R5 D5 R5 U6 R6 \$ D6 L6 U5 L5 D5 L5 D3 R3 D12 L12 U4 L4 D9 L9 D19 R16 U6 R7 UOP=[YR=2021] E15 D4 R4 E42 N3 STP=[YR=2021] E2 S4 E4 N8 W6 S4\$ N11 W13 FOP=[YR=2021] W16 S7 D4 L4 E20 N11\$ S11 W27 U4 L4 N4 W3 U3 L3 L11 D10 \$ U10 R11 D3 R3 E3 S4 D4 R4 E7 U4 R4 N7 E29 N30 \$ PTR=E15 UAT=[YR=2021] E18 S27 W18 N27\$ W15\$.