LOT 26
THE ISLANDS CLUB PB 4/106

CORBROS LLC
2674 W 3RD STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-142A-0026-0000

BUILDING CHARACTERISTICS

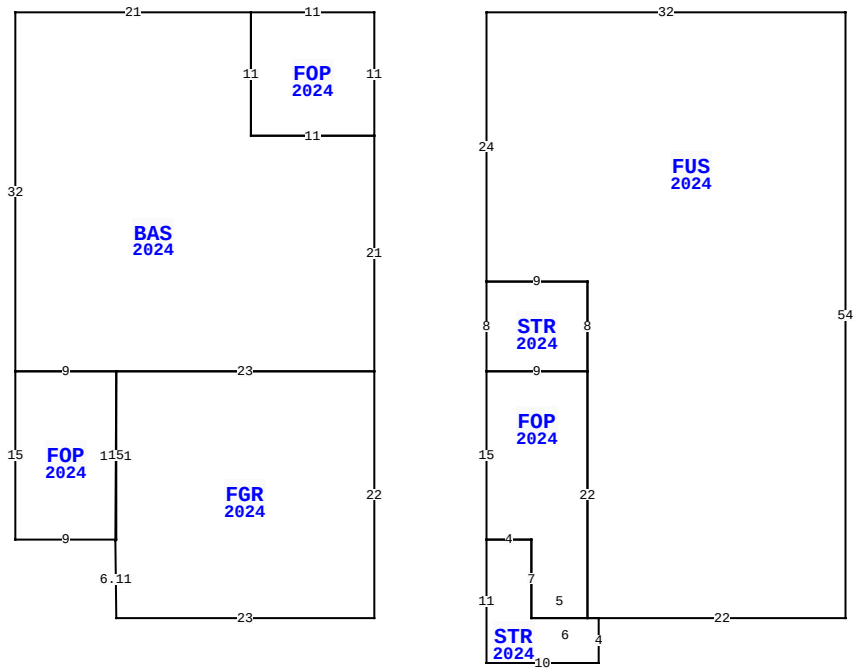
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	903	100	903	145,636
FGR	507	55	279	44,997
FOP	121	30	36	5,806
FOP	135	30	40	6,451
FOP	170	30	51	8,225
FUS	1,458	100	1,458	235,146
STR	68	10	7	1,129
STR	72	10	7	1,129
TOTALS	3,434		2,781	448,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,781	107.5200	161.28	448,520	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 2361 HX Base Yr



2712 W 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	448,520
TOTAL MARKET OB/XF VALUE	5,439
TOTAL LAND VALUE - MARKET	190,000
TOTAL MARKET VALUE	643,959
SOH/AGL Deduction	0
ASSESSED VALUE	643,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	643,959
TOTAL JUST VALUE	643,959
NCON VALUE	453,959
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0005		20,938	01/29/2024
2022-2622	3370T 2401H	460,801	04/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/1912	1/12/2024	WD	U	I	11	100
GRANTOR: CORBETT ERIC T						
GRANTEE: CORBROS LLC						
2399/1048	10/09/2020	WD	Q	V	02	210,000
GRANTOR: NAUTICAL VIEW LLC						
GRANTEE: CORBETT ERIC T & JA						

BUILDING NOTES

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
1	0811	CONCRETE B	0	0	0	0	1,046.00	SF	5.20	5.20	100	2024	2023		100	5,439	

BUILDING DIMENSIONS

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FUS=[YR=2024;ORIG=42,0] E32 S54 W22 W1 N22 N8 W9 N24 $
BAS=[YR=2024;ORIG=0,0] E21 S11 E11 S21 W23 W9 N32 $
FGR=[YR=2024;ORIG=9,32] E23 S22 W23 U6.11L0.1 U15.1R0.1 $
FOP=[YR=2024;ORIG=42,32] E9 S22 W5 N7 W4 N15 $
FOP=[YR=2024;ORIG=0,32] E9 S15 W9 N15 $
FOP=[YR=2024;ORIG=21,0] E11 S11 W11 N11 $
STR=[YR=2024;ORIG=42,24] E9 S8 W9 N8 $
STR=[YR=2024;ORIG=42,47] E4 S7 E6 S4 W10 N11 $
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LAND DESCRIPTION

TOTAL OB/XF 5,439

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	0		R-3	45.00	100.00	1.00	LT		1.00	1.00	1.00	190,000.00	190,000.00	190,000							

REVIEW DATE 12/04/2023 BY TW Total Acres: 0.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/06/2024 BY SYS