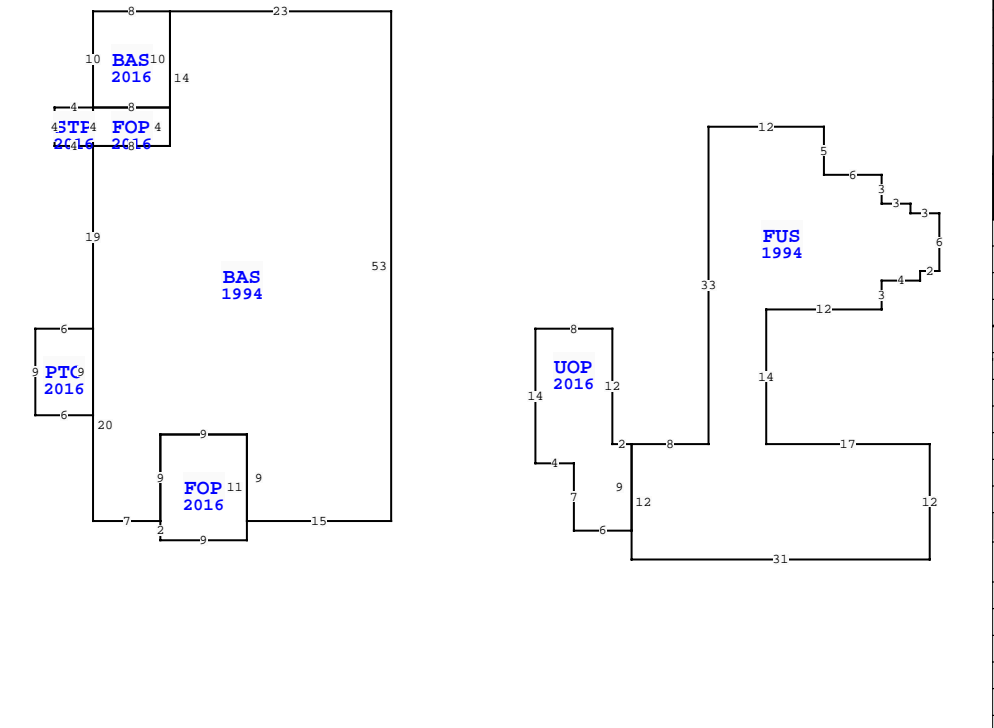


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 90
Interior Floo	19 MARBLE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	2,418	113.0920	169.64	410,190	1925	2010	0	0	145	6.00	145.00



Quality				
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	1,450	100	1,450	356,668
BAS	80	100	80	19,678
FOP	32	30	10	2,459
FOP	99	30	30	7,379
FUS	811	100	811	199,488
PTO	54	5	3	738
STP	16	10	2	492
UOP	158	20	32	7,871
TOTALS	2,700		2,418	594,776

231 N 3RD ST, FERNANDINA BEACH

BLD DATE	04/23/2015	KK	LGL DATE	
XF DATE			LAND DATE	04/30/2024
INC DATE			AG DATE	

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1925	1925	3	20	400	
2	0819	CONC 12"	0	0	10	8	80.00	SF	9.50	9.50	100	1925	1925	3	20	152	
3	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	100	1925	1925	3	20	140	
4	0855	CONC PAVER	0	0	0	0	1,400.00	SF	10.00	10.00	100	2021	2021	3	99	13,860	

TOTAL OB/XF													
													14,552

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	000100	C	SFR	0	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		594,776	
TOTAL MARKET OB/XF VALUE		14,552	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		809,328	
SOH/AGL Deduction		115,217	
ASSESSED VALUE		694,111	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		694,111	
TOTAL JUST VALUE		809,328	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		631,010	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152790	CO ISSUED	0	08/18/2016
20152790	REMODEL	150,000	12/02/2015
20021242	HANDI-CAP RAMP	0	07/18/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2469/0387	6/07/2021	WD Q	Q	I	01	799,000

GRANTOR: CARTER CONNIE COARSEY
GRANTEE: BROCKWELL BRIAN & J
2128/1672 6/23/2017 WD Q I 02 460,000
GRANTOR: THRIFT WILLIAM HARDY
GRANTEE: CARTER CONNIE COARS

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1994] W23 BAS=[YR=2016] W8 S10 STP=[YR=2016] W4 S4 E4 FOP=[YR=2016] E8 N4 W8 S4\$ N4\$ E8 N10\$ S14 W8 S19 PTO=[YR=2016] W6 S9 E6 N9\$ S20 E7 FOP=[YR=2016] S2 E9 N11 W9 S9\$ N9 E9 S9 E15 N53\$PTR= E15 S33 UOP=[YR=2016] E8 S12 E2 FUS=[YR=1994] E8 N33 E12 S5 E6 S3 E3 S1 E3 S6 W2 S1 W4 S3 W12 S14 E17 S12 W31 N12\$ S9 W6 N7 W4 N14\$ W15 N33\$.