



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100

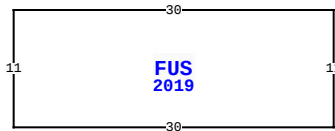
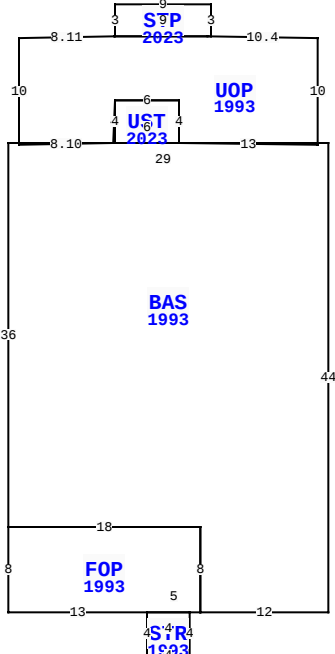
Quality	03 Quality Level 03		
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1, 176	100	1, 176	247, 588
FOP	144	30	43	9, 053
FUS	330	100	330	69, 476
STP	27	10	3	631
STR	16	10	2	421
UOP	256	20	51	10, 737
UST	24	45	11	2, 316
TOTALS	1, 973		1, 616	340, 223

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
1	000100	C	SFR	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00

TOTAL OB/XF																
12,661																
REVIEW DATE 12/15/2022 BY HS																

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	1,616	142.4940	213.74	345,404	1930	2020	0	0	1.50	98.50
1 SFR CUST - 100% - 2023 Heated Area: 1506 HX Base Yr 2022											
227 N 3RD ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			340,223
TOTAL MARKET OB/XF VALUE			12,661
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			552,884
SOH/AGL Deduction			99,754
ASSESSED VALUE			453,130
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			403,130
TOTAL JUST VALUE			552,884
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			441,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200726	SWIM POOL	0	03/03/2021
20090035	WD FENCE	1,000	01/09/2009
20090017	PLUMB REPAIRS	500	01/07/2009
2003943	15 WINDOWS REPLAC	4,000	09/12/2000
P1322	REMODEL	500	01/30/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/1799	7/31/2020	WD Q	I	01		480,000
GRANTOR: ROSS MARK & THOMAS K						
GRANTEE: TICHY ROBERT S & JO						
1528/0334	10/02/2007	TD Q	I			255,000
GRANTOR: BLACKSIN JUNE C TRUST						
GRANTEE: ROSS MARK						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993;ORIG=0,0] W1 W29 S36 E18 S8 E12 N44 \$																
FUS=[YR=2019;ORIG=20,12] E30 S11 W30 N11 \$																
UOP=[YR=1993;ORIG=-1,0.2] N10 U0.2L10.4 W8.9 D0.2L8.11 S10																
U0.2R8.10 U4R0.2 E6 S4 D0.2R13 \$																
FOP=[YR=1993;ORIG=-30,36] S8 E13 E5 N8 W18 \$																
STR=[YR=1993;ORIG=-17,44] S4 E4 N4 W4 \$																
PTR=[ORIG=0,0] E20 S12 N12 W20 \$																
STP=[YR=2023;ORIG=-20,-13] E9 S3 W9 N3 \$																
UST=[YR=2023;ORIG=-20,-4] E6 S4 W6 N4 \$																