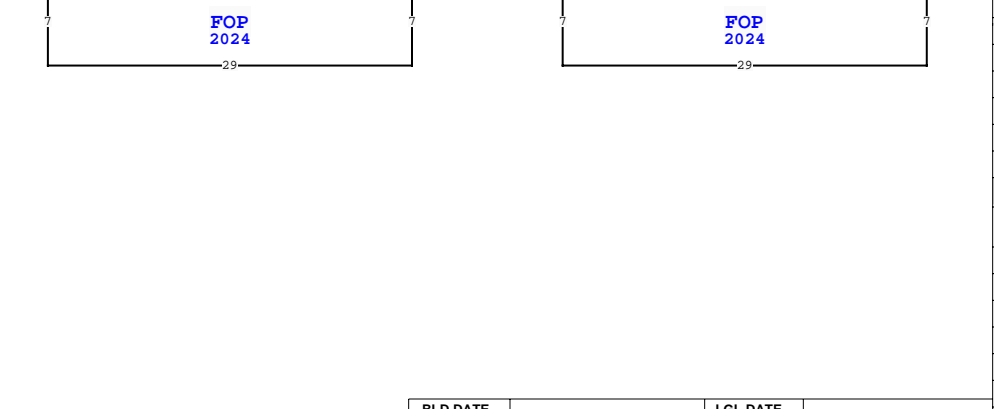


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	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	1,435	118.5600	177.84	255,200	2023	2023	0	0	145	0.00	145.00	



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	688	100	688	177,413
FOP	203	30	61	15,730
FOP	203	30	61	15,730
FUS	618	100	618	159,362
STR	70	10	7	1,805
TOTALS	1,782		1,435	370,040

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			370,040	
TOTAL MARKET OB/XF VALUE			51,638	
TOTAL LAND VALUE - MARKET			200,000	
TOTAL MARKET VALUE			621,678	
SOH/AGL Deduction			99,900	
ASSESSED VALUE			521,778	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			521,778	
TOTAL JUST VALUE			621,678	
NCON VALUE			421,678	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			91,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222440	ADDITION	8,000	09/15/2023
20222154	NEW CONSTR	0	06/15/2022
20222200	POOL/SPA	22,000	06/15/2022
4774	DEMOLITION	0	03/29/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1242	4/25/2022	QC	U	V	11	100

GRANTOR: ROSS MARK W
GRANTEE: 205 N 3RD STREET LL
2404/0317 | 10/29/2020 | WD | Q | V | 01 | 175,000
GRANTOR: CLARK MARION FRANCIS
GRANTEE: ROSS MARK W

EXTRA FEATURES														205 N 3RD ST, FERNANDINA BEACH			
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	0855	CONC PAVER	0	0	0	0	365.00	SF	10.00	10.00	100	2024	2023		100	3,650	
2	0350	CARPORT WD	0	0	31	12	372.00	SF	13.00	13.00	100	2024	2023		100	4,836	
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
4	0880	JOGNG POOL	0	0	13	8	1.00	UT	34,000.00	34,000.00	100	2024	2023		100	34,000	
5	1241	WD DECK G	0	0	0	0	300.00	UT	11.50	11.50	100	2024	2023		100	3,450	
6	0810	CONCRETE A	0	0	0	0	108.00	SF	6.50	6.50	100	2024	2023		100	702	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=17,18] N8 E24 S24 W1 W29 W1 N16 E7 \$	
FOP=[YR=2024;ORIG=11,34] E29 S7 W29 N7 \$	
FUS=[YR=2024;ORIG=58,28] N10 N8 E24 S24 W1 W29 W1 N6 E7 \$	
POP=[YR=2024;ORIG=52,34] E29 S7 W29 N7 \$	
STR=[YR=2024;ORIG=51,18] E7 S10 W7 N10 \$	

LAND DESCRIPTION														TOTAL OB/XF 51,638											
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	82.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							