

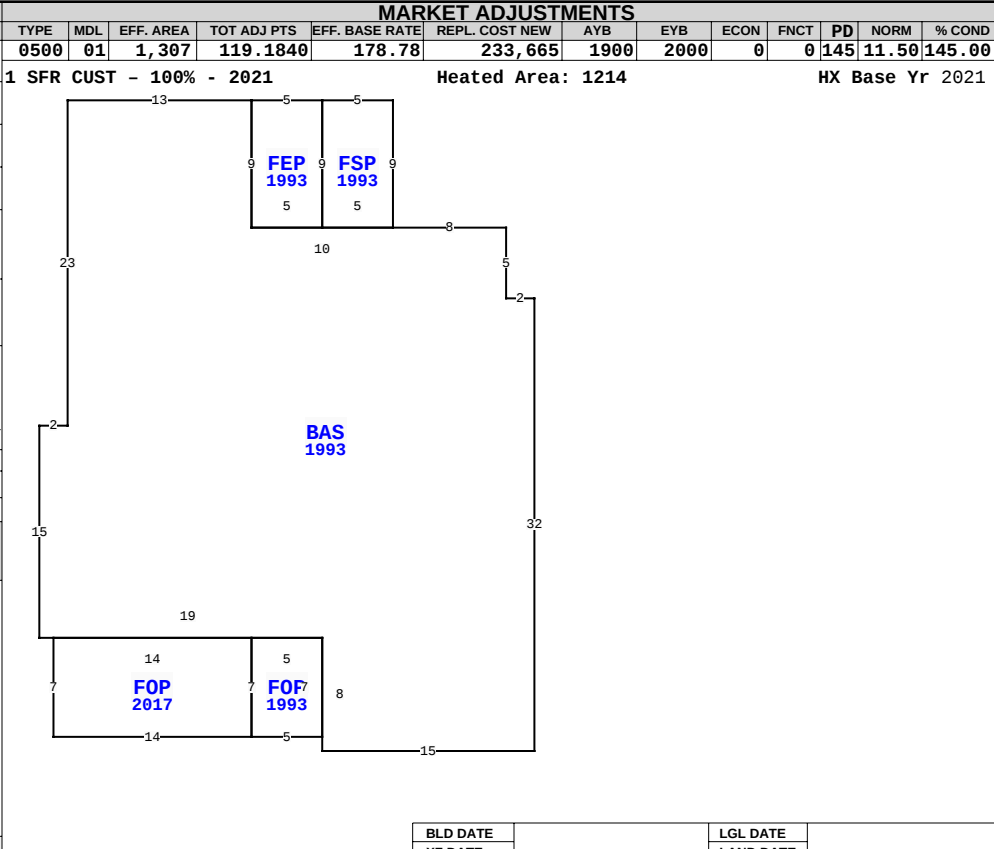


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	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
Occupancy	00	NONE 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	1,214	100	1,214	314,707
FEP	45	80	36	9,332
FOP	35	30	10	2,593
FOP	98	30	29	7,518
FSP	45	40	18	4,666
TOTALS	1,437		1,307	338,814

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0810	CONCRETE A	0	100	0	0			
2	0510	GARAGE WD-	0	100	22	10			
3	0810	CONCRETE A	0	100	49	8			
4	0810	CONCRETE A	0	100	34	9			
5	0810	CONCRETE A	0	100	33	4			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000100	C	SFR	100	000				
REVIEW DATE		02/27/2024		BY	TWA				



201 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													
VALUATION BY STANDARD													
Tax Group: 2 Tax Dist:													
BUILDING MARKET VALUE 338,814													
TOTAL MARKET OB/XF VALUE 3,964													
TOTAL LAND VALUE - MARKET 200,000													
TOTAL MARKET VALUE 542,778													
SOH/AGL Deduction 402,483													
ASSESSED VALUE 140,295													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 90,295													
TOTAL JUST VALUE 542,778													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 254,813													
PERMIT NUM DESCRIPTION AMT ISSUED													
2004479 REROOF - METAL 2,000 12/07/2000													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
2420/1786 12/22/2020 TD U I 30 300,000													
GRANTOR: ROSS DEREK J & JENNIF													
GRANTEE: ROSS FERNANDINA FAM													
2106/1848 3/08/2017 WD U I 11 100													
GRANTOR: LEMOND WALTER J													
GRANTEE: ROSS DEREK J & JENN													

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W2 N5 W8 FSP=[YR=1993] N9 W5 FEP=[YR=1993] W5 S9 E5 N9 \$ S9 E5 \$ W10 N9 W13 S23 W2 S15 E1 FOP=[YR=2017] S7 E14 FOP=[YR=1993] E5 N7 W5 S7 \$ N7 W14 \$ E19 S8 E15 N32 \$													