BLOCK 15 LOTS 10 THRU 13
IN OR 416 PG 233
CITY OF FDNA BEACH

PEEPLES BARBARA G
130 N 3RD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0015-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

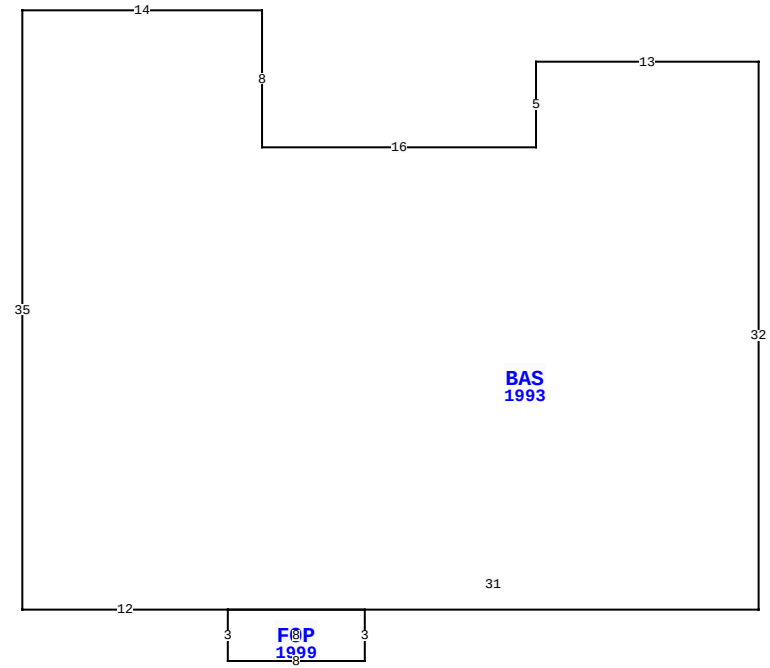
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	1,338	163,434
FOP	24	30	7	855
TOTALS	1,362		1,345	164,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,345	120.6400	150.80	202,826	1930	1985	0	0	0	19.00	81.00

1 SNGL FAM – 100% - 0 Heated Area: 1338 HX Base Yr



130 N 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		290,745
TOTAL MARKET OB/XF VALUE		5,357
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		696,102
SOH/AGL Deduction		495,395
ASSESSED VALUE		200,707
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,707
TOTAL JUST VALUE		696,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122043	H/AC	3,722	10/03/2012
20020982	ADD FURNACE & AC	1,000	06/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0416/0233	3/01/1984	FS	U	I		100
GRANTOR:						
GRANTEE:						
0266/0252	5/01/1978	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S5 W16 N8 W14 S35 E12 FOP=[YR=1999] S3 E8 N3 W8 $ E31 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1930	1930	3	20	700	
2	0819	CONC 12"	0	100	3	8	24.00	SF	9.50	9.50	100	1930	1930	3	20	46	
3	0810	CONCRETE A	0	100	32	5	160.00	SF	6.50	6.50	100	1930	1930	3	20	208	
4	0825	BRICK	0	100	4	7	28.00	SF	12.50	12.50	100	1999	1999	3	93	326	
5	0825	BRICK	0	100	0	0	339.00	SF	12.50	12.50	100	1993	1993	3	89	3,771	
6	0810	CONCRETE A	0	0	6	9	54.00	SF	6.50	6.50	100	1993	1993	3	66	232	
7	1241	WD DECK G	0	0	8	4	32.00	UT	11.50	11.50	100	1993	1993	3	20	74	

LAND DESCRIPTION

TOTAL OB/XF 5,357

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	000800	C	MULTI-FAM	100	0003	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS

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FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0015-0100

BUILDING CHARACTERISTICS

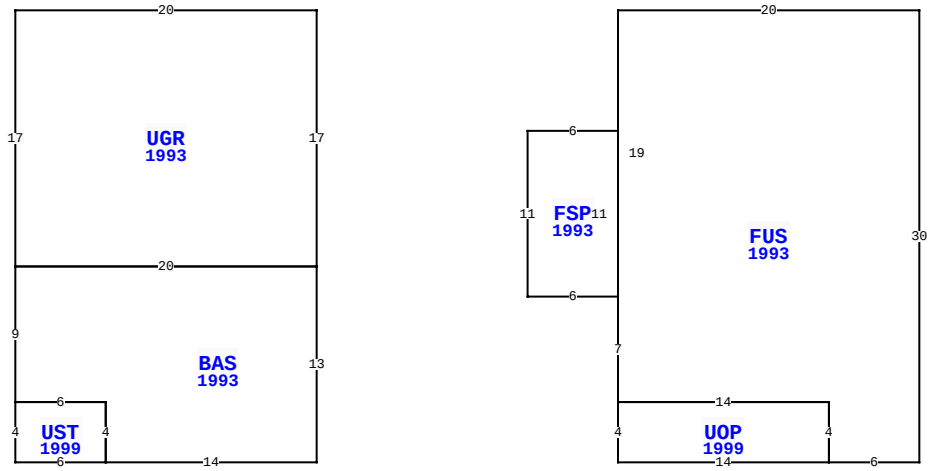
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	236	100	236	30,422
FSP	66	40	26	3,351
FUS	544	100	544	70,124
UGR	340	45	153	19,722
UOP	56	20	11	1,418
UST	24	45	11	1,418
TOTALS	1,266		981	126,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	981	122.0400	152.55	149,652	1930	1990	0	0	0	15.50	84.50

2 DUPLEX – 0% - 0 Heated Area: 780 HX Base Yr



130 N 3RD ST, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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INCOME VALUE		
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GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W20 S17 BAS=[YR=1993] S9 UST=[YR=1999] S4 E6 N4 W6 $ E6 S4 E14 N13 W20 $ E20 N17 $ PTR= E20 FUS=[YR=1993] E20 S30 W6 UOP=[YR=1999] N4 W14 S4 E14 $ N4 W14 N7 FSP=[YR=1993] N11 W6 S11 E6 $ N19 $ W20 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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