

BLK 189 LOTS 2 & 7
IN OR 503/829
CITY OF FDNA BEACH S/D OF

HAMPTON TIMOTHY JOSEPH
1246 S 3RD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0189-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
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	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0800MULTI-FAMILY	

MAP NUM	MKT AREA		02
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NEIGHBORHOOD/LOC	2017.00		
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	941	100	941	61,472
FOP	49	30	15	980
UST	28	45	13	849

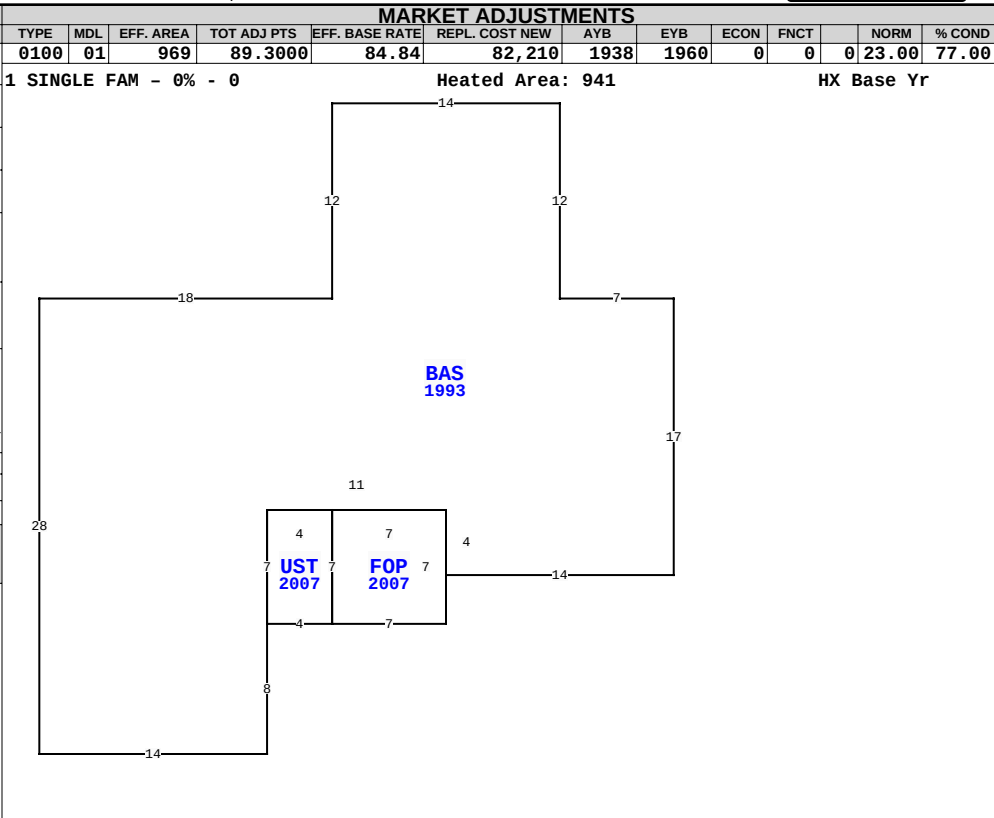
TOTALS	1,018		969	63,302
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	16	22	352.00	SF	6.50	6.50	100	1984	1984	3	44	1,007	
2	0940	SHEDS/PORT	0	100	15	20	300.00	SF	30.00	30.00	100	1984	1984	3	20	1,800	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1995	1995	3	20	576	
5	1242	WD DECK A	0	100	10	25	250.00	SF	10.00	10.00	100	1984	1984	3	20	500	
6	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	1984	1984	3	20	40	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0007	RM	100.00	225.00	100.00	FF		1.00	1.00	1.22	1,000.00	1,220.00	122,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024
INC DATE		AG DATE	MLU

1246 S 3RD ST, FERNANDINA BEACH																
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NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		171,880
TOTAL MARKET OB/XF VALUE		5,883
TOTAL LAND VALUE - MARKET		122,000
TOTAL MARKET VALUE		299,763
SOH/AGL Deduction		145,793
ASSESSED VALUE		153,970
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,970
TOTAL JUST VALUE		299,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8482	CHNGE SRVC	300	10/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0503/0829	11/01/1986	WD	U	I		100
GRANTOR:						
GRANTEE:						
0239/0213	3/01/1977	WD	U	I		11,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N12 W14 S12 W18 S28 E14 N8 UST=[YR=2007] E4
FOP=[YR=2007] E7 N7 W7 S7\$ N7 W4 S7\$ N7 E11 S4 E14 N17\$.

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