BLK 189 LOT 3
IN OR 1016/823
CITY OF FDNA BEACH S/D OF

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

**2024**

**00-00-31-1800-0189-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

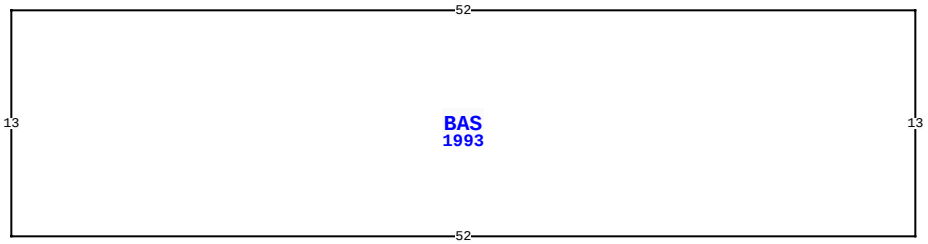
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 80 |
| Interior Wall | 08 | DECORATIVE 20 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2017.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 676 | 100 | 676 | 13,742 |
| TOTALS | 676 | | 676 | 13,742 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 676 | 96.8000 | 67.76 | 45,806 | 1981 | 1985 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 676 HX Base Yr




1278 S 3RD ST, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 13,742 |
| TOTAL MARKET OB/XF VALUE | 512 |
| TOTAL LAND VALUE - MARKET | 87,200 |
| TOTAL MARKET VALUE | 101,454 |
| SOH/AGL Deduction | 34,636 |
| ASSESSED VALUE | 66,818 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 66,818 |
| TOTAL JUST VALUE | 101,454 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 87,392 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1016/0823 | 10/29/2001 | WD | Q | I | | 30,000 |
| GRANTOR: BROWN DEBBIE LANE | | | | | | |
| GRANTEE: HAMPTON TIMOTHY J | | | | | | |
| 0783/0649 | 1/27/1997 | WD | U | V | 01 | 100 |
| GRANTOR: BROWN JAMES M | | | | | | |
| GRANTEE: BROWN DEBBIE LANE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W52 S13 E52 N13 $ .

## 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 | 1243 | WD DECK F | 0 | 0 | 8 | 12 | 96.00 | SF | 8.00 | 8.00 | 100 | 1996 | 1996 | 3 | 20 | 154 | |
| 2 | 1243 | WD DECK F | 0 | 0 | 14 | 16 | 224.00 | SF | 8.00 | 8.00 | 100 | 1990 | 1990 | 3 | 20 | 358 | |

## LAND DESCRIPTION

TOTAL OB/XF 512

| 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 | 000102 | C | SFR/MH | 0 | 0007 | RM | 100.00 | 125.00 | 100.00 | FF | | 1.00 | 1.00 | 0.87 | 1,000.00 | 872.00 | 87,200 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 87,200 Market: 0 Agricultural: 0 Common: 87,200 PRINTED 08/06/2024 BY SYS