BLOCK 269 LOTS 22 & 23
IN OR 1859/1665
CITY OF FDNA BEACH

NASSAU TRUST LLC
1993 LARGO RD
JACKSONVILLE, FL 32207

2024

00-00-31-1800-0269-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
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

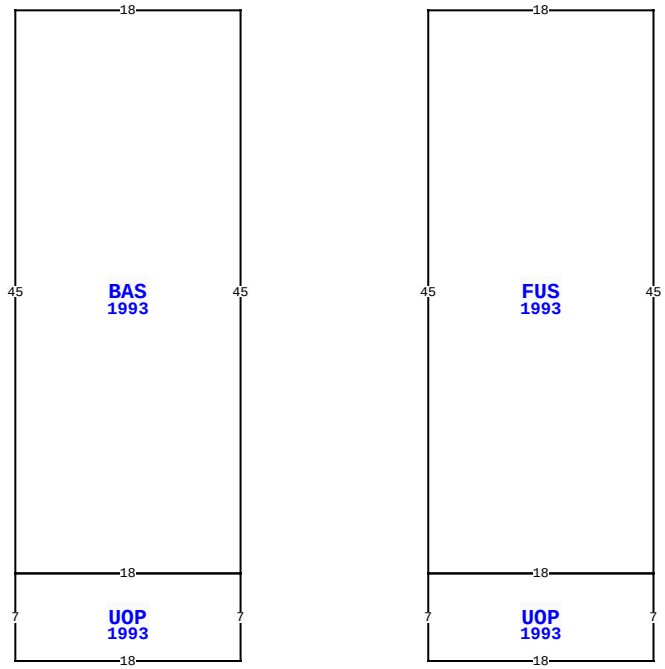
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100	810	76,302
FUS	810	100	810	76,302
UOP	126	20	25	2,355
UOP	126	20	25	2,355
TOTALS	1,872		1,670	157,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	117.0000	111.15	185,620	1900	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 0 Heated Area: 1620 HX Base Yr



17 S 3RD ST, FERNANDINA BEACH

BLD DATE	06/30/2021	KK	LGL DATE	
XF DATE	06/30/2021	KK	LAND DATE	06/30/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	423,208
TOTAL MARKET OB/XF VALUE	9,273
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	732,481
SOH/AGL Deduction	120,313
ASSESSED VALUE	612,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	612,168
TOTAL JUST VALUE	732,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	710,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200122	REMODEL - STAIRS	7,500	02/24/2021
20131532	GAS	200	07/02/2013
20012568	REMODEL	7,000	11/29/2001
20012496	H/AC	8,000	11/14/2001
20012019	REMODEL	6,000	09/11/2001
20012020	REMODEL	5,000	09/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1859/1665	5/21/2013	WD	Q	I	01	400,000
GRANTOR: HELLER STEVEN R TRUST						
GRANTEE: NASSAU TRUST LLC						
1785/1322	3/16/2012	PR	U	I	19	100
GRANTOR: HELLER STEVEN R P/R						
GRANTEE: HELLER STEVEN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S45 UOP=[YR=1993] S7 E18 N7 W18 $ E18 N45 $ PTR=E15 FUS=[YR=1993] E18 S45 UOP=[YR=1993] S7 W18 N7 E18$ W18 N45$ W15$.

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	0810	CONCRETE A	0	0	0	0	1,033.00	SF	6.50	6.50	100	2002	2002	3	82	5,506	
2	0810	CONCRETE A	0	0	0	0	276.00	SF	6.50	6.50	100	2002	2002	3	82	1,471	
3	1242	WD DECK A	0	0	0	0	104.00	SF	13.50	13.50	100	2002	2002	3	20	281	
4	0097	AWNING CN	0	0	0	0	18.00	SF	65.00	65.00	100	2002	2002	3	40	468	
5	1241	WD DECK G	0	0	9	4	36.00	UT	11.50	11.50	100	2002	2002	3	30	124	
6	0097	AWNING CN	0	0	0	0	9.00	SF	65.00	65.00	100	2002	2002	3	40	234	
7	1126	CB/STC 8"	0	0	35	2	70.00	SF	8.00	8.00	100	2002	2002	3	82	459	
8	0825	BRICK	0	0	6	4	24.00	SF	12.50	12.50	100	2002	2002	3	95	285	
9	0646	LWN SPRK H	0	0	0	0	10.00	UT	2.00	2.00	100	2002	2002	3	29	6	
10	0441	STK FNC 4'	0	0	0	0	31.00	LF	6.50	6.50	100	2002	2002	3	20	40	

TOTAL OB/XF 8,874

LAND DESCRIPTION

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	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	60.00	60.00	300,000							

REVIEW DATE 06/30/2021 BY KK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS

BLOCK 269 LOTS 22 & 23
IN OR 1859/1665
CITY OF FDNA BEACH

NASSAU TRUST LLC
1993 LARGO RD
JACKSONVILLE, FL 32207

2024

00-00-31-1800-0269-0220

BUILDING CHARACTERISTICS

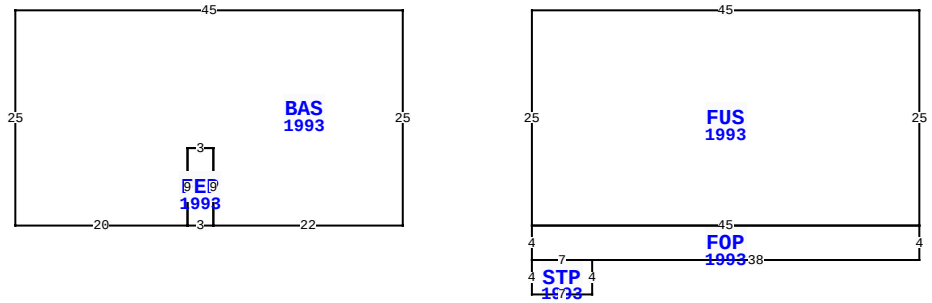
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	04	REIN CONC 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	1,098	100	1,098	126,825
FEP	27	80	22	2,541
FOP	180	30	54	6,238
FUS	1,125	100	1,125	129,944
STP	28	10	3	347
TOTALS	2,458		2,302	265,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	01	2,302	108.8780	133.92	308,284	1955	1995	0	0	0	13.75	86.25

2 TRI PLEX – 0% - 0 Heated Area: 2223 HX Base Yr



17 S 3RD ST, FERNANDINA BEACH

BLD DATE	06/30/2021 KK	LGL DATE	
XF DATE	06/30/2021 KK	LAND DATE	06/30/2021 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	423,208
TOTAL MARKET OB/XF VALUE	9,273
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	732,481
SOH/AGL Deduction	120,313
ASSESSED VALUE	612,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	612,168
TOTAL JUST VALUE	732,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	710,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011930	REMODEL	40,000	08/27/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1859/1665	5/21/2013	WD	Q	I	01	400,000
GRANTOR: HELLER STEVEN R TRUST						
GRANTEE: NASSAU TRUST LLC						
1785/1322	3/16/2012	PR	U	I	19	100
GRANTOR: HELLER STEVEN R P/R						
GRANTEE: HELLER STEVEN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S25 E20 FEP=[YR=1993] E3 N9 W3 S9$ N9 E3 S9 E22 N25$ PTR= E15 FUS=[YR=1993] E45 S25 FOP=[YR=1993] S4 W38 STP=[YR=1993] S4 W7 N4 E7$ W7 N4 E45$ W45 N25$ W15 $.

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
11	0446	BOX FNC 6'	0	0	0	0	30.00	LF	20.00	20.00	100	2002	2002	3	20	120	
12	0446	BOX FNC 6'	0	0	0	0	31.00	LF	20.00	20.00	100	2010	2010	3	45	279	

LAND DESCRIPTION

TOTAL OB/XF 399

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

REVIEW DATE 06/30/2021 BY KK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS