BLOCK 270 LOT 19
CITY OF FDNA BEACH

LOUCHHEIM JEFF & LINDA
153 S 3RD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0270-0190

BUILDING CHARACTERISTICS

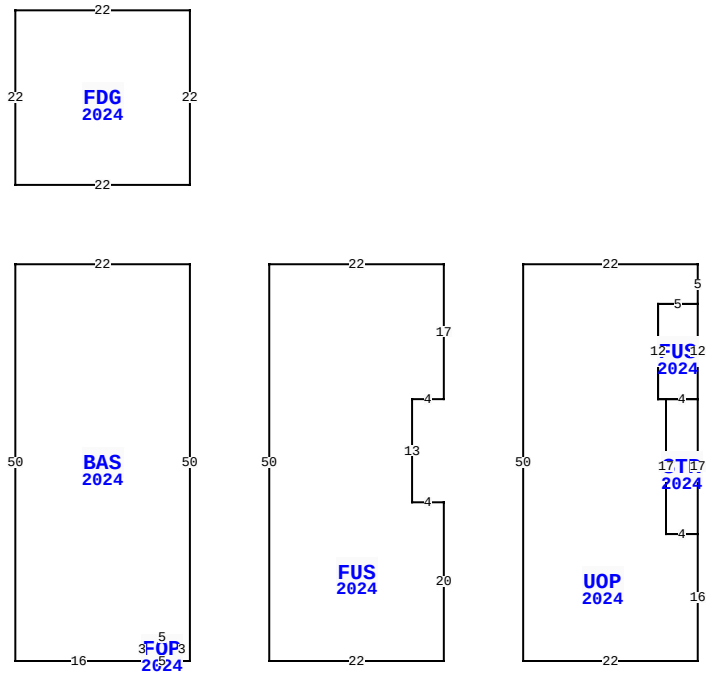
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,085	100	1,085	320,639
FDG	484	60	290	85,701
FOP	15	30	4	1,182
FUS	60	100	60	17,731
FUS	1,048	100	1,048	309,705
STR	68	10	7	2,069
UOP	972	20	194	57,331
TOTALS	3,732		2,688	794,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	2,688	311.0723	295.52	794,358	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE – 100% - 2024 Heated Area: 2193 HX Base Yr 2024



153 S 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		794,358
TOTAL MARKET OB/XF VALUE		11,990
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		931,348
SOH/AGL Deduction		161,868
ASSESSED VALUE		769,480
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		719,480
TOTAL JUST VALUE		931,348
NCON VALUE		806,348
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0721	Interior Remodel	20,000	12/04/2023
20200432			03/28/2023
20200432	NEW CONSTR	310,395	11/01/2020
20200433	GARAGE	23,135	11/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/174	10/19/2023	WD	Q	I	01	950,000
GRANTOR: SHANNON JEAN I						
GRANTEE: LOUCHHEIM JEFF & LI						
2632/1597	4/20/2023	SW	U	I	32	707,000
GRANTOR: HARBOR VIEW-ARTISAN L						
GRANTEE: SHANNON JEAN I						

BUILDING NOTES

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	
2	0855	CONC PAVER	0	100	0	0	179.00	SF	10.00	10.00	100	2024	2023		100	1,790	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E22 S50 W1 N3 W5 S3 W16 N50 $
FOP=[YR=2024;ORIG=26,57] E5 S3 W5 N3 $
FDG=[YR=2024;ORIG=10,0] E22 N22 W22 S22 $
FUS=[YR=2024;ORIG=42,10] E22 S17 W4 S13 E4 S20 W22 N50 $
UOP=[YR=2024;ORIG=74,10] E22 S5 W5 S12 E1 S17 E4 S16 W22 N50 $
FUS=[YR=2024;ORIG=91,15] E5 S12 W4 W1 N12 $
STR=[YR=2024;ORIG=92,27] E4 S17 W4 N17 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,990

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	000310	C	TOWNHOUSE2	100	0006	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	50.00	50.00	125,000							

REVIEW DATE 01/29/2024 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS