BLOCK 274 LOTS 4 & 5
IN OR 1262/244
CITY OF FDNA BEACH

LENTS PHYLLIS D
316 S 3RD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0274-0040

BUILDING CHARACTERISTICS

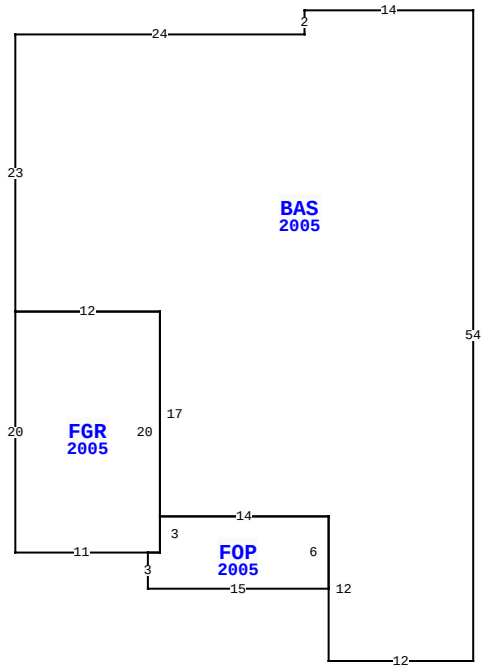
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	151,728
FGR	240	55	132	13,460
FOP	87	30	26	2,651
TOTALS	1,815		1,646	167,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,646	117.3000	111.44	183,430	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1488 HX Base Yr 2006



316 S 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		167,838
TOTAL MARKET OB/XF VALUE		4,782
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		372,620
SOH/AGL Deduction		223,656
ASSESSED VALUE		148,964
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,964
TOTAL JUST VALUE		372,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052512	H/AC NC	4,000	08/23/2005
20051862	PLUMBING NC	6,000	05/27/2005
20051417	ELEC.NC	2,000	03/17/2005
20051310	NEW CONSTR	103,000	02/23/2005
20051209	REMOVE TREES NC	1,000	02/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/0244	9/28/2004	WD	U	V	06	100

GRANTOR: CROSBY CHARLES WILLIA

GRANTEE: LENTS PHYLLIS D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 S2 W24 S23 FGR=[YR=2005] S20 E11
FOP=[YR=2005] S3 E15 N6 W14 S3 W1 $ E1 N20 W12 $ E12 S17 E14 S12 E12 N54 $.

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	100	4	8	206.00	SF	6.50	6.50	100	2006	2006	3	87	1,165	
2	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	100	2005	2005	3	86	67	
3	0810	CONCRETE A	0	100	0	0	600.00	SF	6.50	6.50	100	2006	2006	3	87	3,393	
4	0851	PATIO STON	0	100	8	15	120.00	SF	1.50	1.50	100	2006	2006	3	87	157	

LAND DESCRIPTION

TOTAL OB/XF 4,782

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	000100	C	SFR	100	0006	MU-1	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS