BLOCK 275 LOTS 6 7 8 9 14
15 E OF RR & LOTS 16 THRU 22
IN OR 1406/317

BILLINGS DEBORAH L
18060 OTTER WATER WAY
ALVA, FL 33920

2024

00-00-31-1800-0275-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

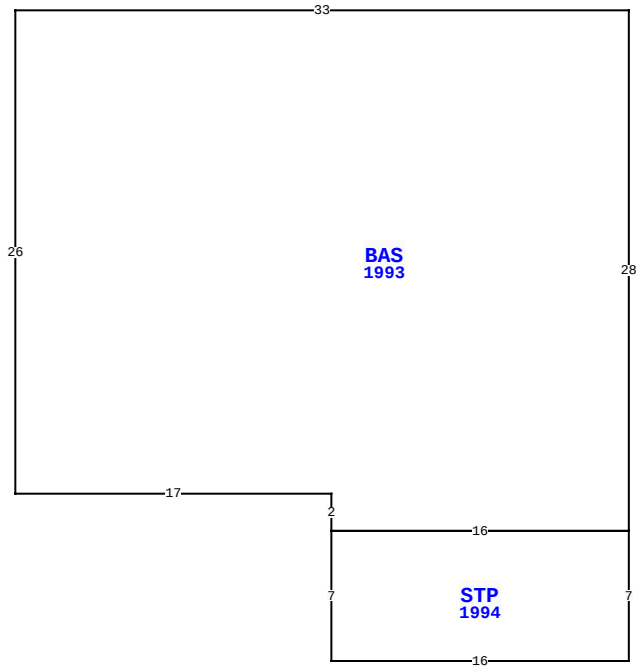
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	890	100	890	81,933
STP	112	10	11	1,013
TOTALS	1,002		901	82,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	901	131.8410	125.25	112,850	1956	1990	0	0	0	26.50	73.50

1 SINGLE FAM – 0% - 0 Heated Area: 890 HX Base Yr



321 S 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	82,945
TOTAL MARKET OB/XF VALUE	5,174
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	688,119
SOH/AGL Deduction	195,478
ASSESSED VALUE	492,641
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	492,641
TOTAL JUST VALUE	688,119
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	609,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110339	UG 100 AMP FOR SH	1,500	03/09/2011
20020284	REPIPE ALL PRESSU	2,000	02/20/2002
7099	REPAIR/RRF	1,430	06/15/1992
2332	CHNGE SRVC	300	01/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1406/0317	4/21/2006	WD	Q	I		355,000
GRANTOR: STILLWELL ELIZABETH H						
GRANTEE: BILLINGS DEBORAH L						
0646/0659	1/15/1992	QC	U	V		3,200
GRANTOR: NASSAU COUNTY						
GRANTEE: STILLWELL JOHN & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S26 E17 S2 STP=[YR=1994] S7 E16 N7 W16 $ E16 N28 $.

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	0511	GARAGE CB-	0	0	28	31	868.00	SF	20.00	20.00	100	1957	1957	3	20	3,472	
2	0940	SHEDS/PORT	0	0	15	13	195.00	SF	30.00	30.00	100	1995	1995	3	20	1,170	
3	0810	CONCRETE A	0	0	0	0	94.00	SF	6.50	6.50	100	2006	2006	3	87	532	

LAND DESCRIPTION

TOTAL OB/XF 5,174

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	0	0006	MU-1	200.00	112.00	200.00	FF		1.00	1.00	0.75	4,000.00	3,000.00	600,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS