BLOCK 275 LOTS 23 TO 26
2 TO 5 E OF SAL RY
L/E OR 1813/303

BORGMAN ALAN & REBECCA A L/E/
309 S 3RD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0275-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

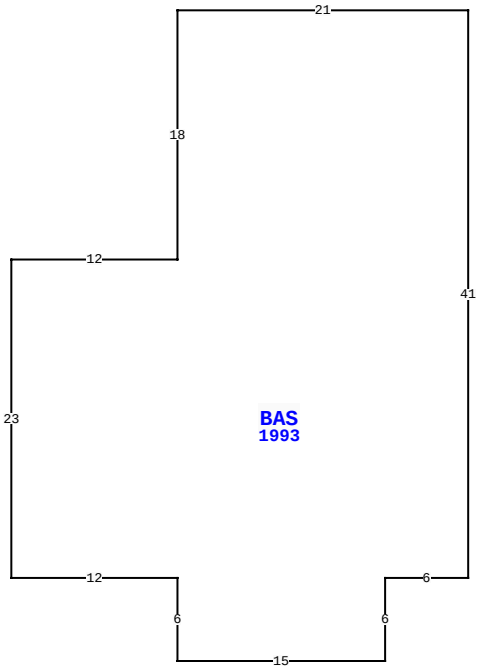
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,227	100	1,227	118,315
TOTALS	1,227		1,227	118,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,227	112.7840	107.14	131,461	1946	2002	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2013 Heated Area: 1227 HX Base Yr 2013



309 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		118,315
TOTAL MARKET OB/XF VALUE		2,460
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		520,775
SOH/AGL Deduction		363,790
ASSESSED VALUE		156,985
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		56,985
TOTAL JUST VALUE		520,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081370	SEWER LINE REPLAC	1,200	09/05/2008
20051394	GROUND LEVEL DECK	3,000	03/14/2005
20033904	H/AC W/DUCTWORK	0	09/29/2003
20033760	METAL ROOF O/SHNG	2,000	08/27/2003
20012017	GARDEN SHED	0	09/11/2001
20010842	ADDITION TO ELECT	0	05/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1813/0303	9/11/2012	QC	U	I	11	100
GRANTOR: BILLINGS-MORRISON DEB						
GRANTEE: MORRISON BRUCE L &						
0960/1097	12/04/2000	WD	Q	I		70,000
GRANTOR: PLATT MICHAEL V						
GRANTEE: CINQUINA DEBORAH BI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S18 W12 S23 E12 S6 E15 N6 E6 N41$.

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	22	14	308.00	SF	6.50	6.50	100	1946	1946	3	20	400	
2	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2004	2004	3	84	175	
3	0819	CONC 12"	0	100	4	4	16.00	SF	9.50	9.50	100	2004	2004	3	84	128	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2001	2001	3	20	1,152	
5	1242	WD DECK A	0	100	18	14	252.00	SF	10.00	10.00	100	2005	2005	3	24	605	

LAND DESCRIPTION

TOTAL OB/XF 2,460

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	100.00	175.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS