

WHIDDON JOHN HOUSTON & MOLLY
1291 S 3RD ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0307-0050

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur0203WALL BOARD 100 GABLE/HIP 100

Roof Cover0305COMP SHNGL 100 DRYWALL 100

Interior Wall Interior Floo1414CARPET 90

Interior Floo0808SHT VINYL 10

Air Condition Heating Type0102NONE 100 CONVECTION 100

Bedrooms Bathrooms Frame0202WOOD FRAME 100

Stories Units1.1.1000100

BUD8 Adjustme Occupancy0500DIST 1A 100 NONE 100

Quality0303Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2017.00

TOTALS2,4141,70368,840

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

11242WD DECK A0051155.00SF12.5012.5010019781978320138

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR00007RM200.00100.00200.00FF1.001.001.151,000.001,150.00230,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 230,000Market: 0Agricultural: 0Common: 230,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

0100011,70374.000070.30119,721197819780042.5057.5003/18/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE68,840

TOTAL MARKET OB/XF VALUE138

TOTAL LAND VALUE - MARKET230,000

TOTAL MARKET VALUE298,978

SOH/AGL Deduction0

ASSESSED VALUE298,978

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE298,978

TOTAL JUST VALUE298,978

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE236,383

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE

2647/10976/13/2023WDQI01420,000

GRANTOR: LEARY PATRICK R & DOR

GRANTEE: WHIDDON JOHN HOUSTO

0379/01501/18/1983WDQI24,500

GRANTOR: MID-STATE HOMES INC

GRANTEE: LEARY PATRICK R & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N5 W22 S5 E22 \$ W34 S24 E48 N24 \$ PTR= S40 UGR=[YR=1993] S24 W30 UST=[YR=1993] W18 N24 E18 S24 \$ N24 E30 \$ N40 \$.

1 SINGLE FAM - 0% - 2024Heated Area: 1152HX Base Yr

FOP1993

BAS1993

UST1993UGR1993