BLOCK 311 LOTS 1 8 & N 33.33'
OF LOTS 2 & 7
R567889/567890

CLEMONS DEBORAH DIANE
1309 S 3RD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0311-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

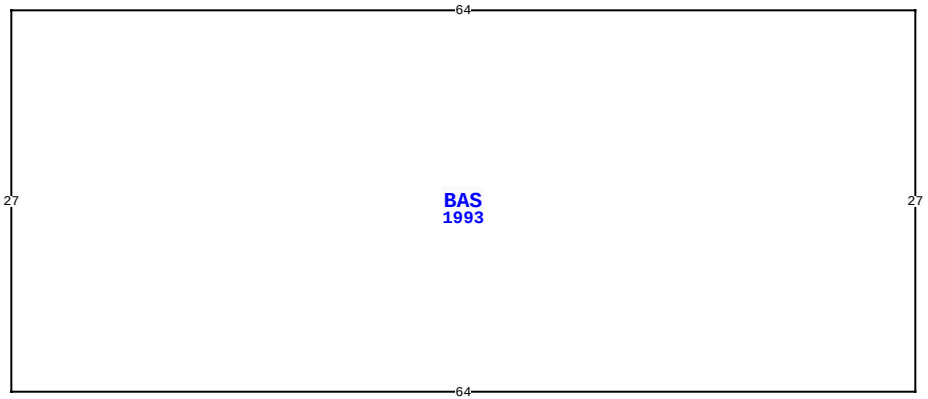
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	38,538
TOTALS	1,728		1,728	38,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,728	106.2000	74.34	128,460	1993	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1728 HX Base Yr



1309 S 3RD ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		38,538
TOTAL MARKET OB/XF VALUE		1,540
TOTAL LAND VALUE - MARKET		133,000
TOTAL MARKET VALUE		173,078
SOH/AGL Deduction		94,410
ASSESSED VALUE		78,668
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,668
TOTAL JUST VALUE		173,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0513	CHNGE SRVC	0	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0674/1756	2/05/1993	WD	U	I		100
GRANTOR: WHITE STANLEY E						
GRANTEE: CLEMONS DEBORAH						
0375/0362	12/01/1982	WD	U	V		2,000
GRANTOR:						
GRANTEE:						

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	1242	WD DECK A	0	100	10	18	180.00	SF	10.00	10.00	100	2005	2005	3	24	432	
2	0940	SHEDS/PORT	0	100	14	6	84.00	SF	30.00	30.00	100	1984	1984	3	20	504	
3	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	1988	1988	3	54.5	287	
4	1242	WD DECK A	0	100	12	11	132.00	SF	10.00	10.00	100	2005	2005	3	24	317	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S27 E64 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,540

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	000116	C	SFR MARSH	100	0007	RM	133.00	160.00	133.00	FF		1.00	1.00	0.50	2,000.00	1,000.00	133,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 133,000 Market: 0 Agricultural: 0 Common: 133,000 PRINTED 08/06/2024 BY SYS