

BLOCK 311 LOTS 2 & 7
EX N33.33' AND LOTS 3 THRU 6
IN OR 2367/1186

MOORE BRETT & CHASTA N
1321 S 3RD STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0311-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,689	100	2,689	443,901
FGR	824	55	453	74,781
FOP	184	30	55	9,079
FOP	210	30	63	10,400
STP	40	10	4	661
STP	60	10	6	990
UAT	486	10	49	8,089
UOP	385	20	77	12,711

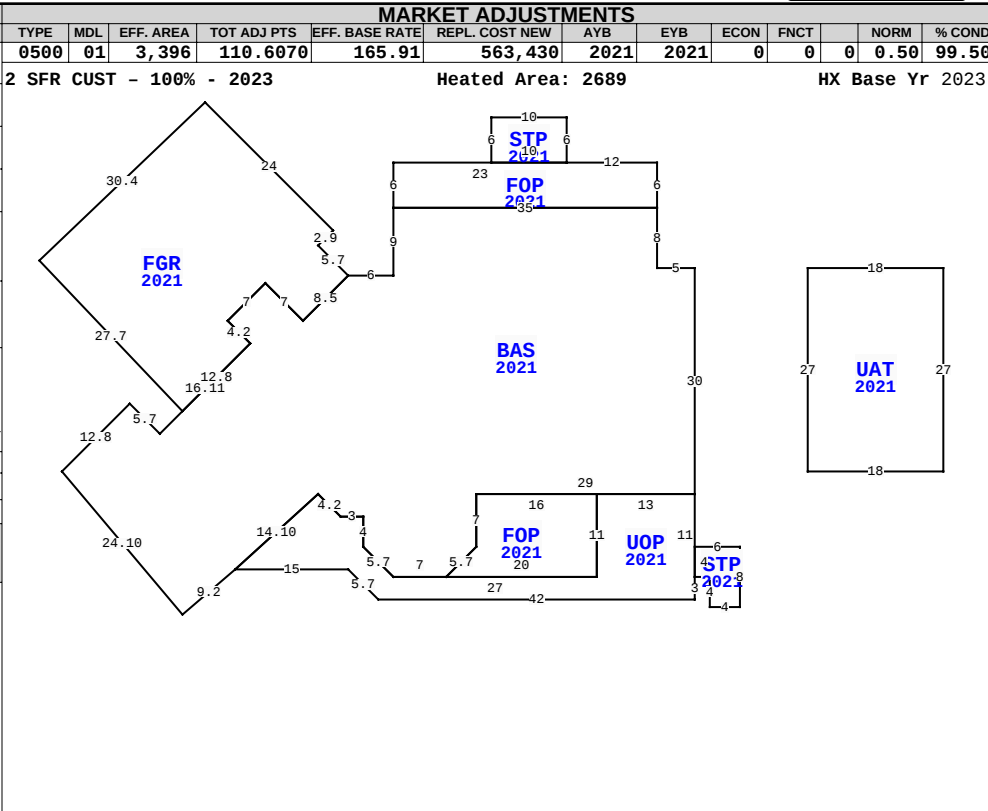
TOTALS 4,878 3,396 560,613

EXTRA FEATURES

L N	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	0812	CONCRETE C	0 100	0	0	2,472.00	SF	4.00	4.00	100	2021	2021	3	99	9,789	
2	0861	POOL GUNIT	0 100	0	0	550.00	SF	85.00	85.00	100	2022	2022	3	98	45,815	
3	0855	CONC PAVER	0 100	0	0	1,540.00	SF	10.00	10.00	100	2022	2022	3	100	15,400	
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	

LAND DESCRIPTION			TOTAL OB/XF 72,864													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000116	C	SFR MARSH	100	0007	RM	267.00	133.00	267.00	FF		1.00	1.00	1.00	2,000.00	2,000.00

REVIEW DATE 01/04/2022 BY DJ



1321 S 3RD ST, FERNANDINA BEACH

BLD DATE	01/10/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 72,864																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000116	C	SFR MARSH	100	0007	RM	267.00	133.00	267.00	FF		1.00	1.00	1.00	2,000.00	2,000.00

Total Acres: 0.00 Total Land Value: 534,000 Market: 0 Agricultural: 0 Common: 534,000

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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		560,613
TOTAL MARKET OB/XF VALUE		72,864
TOTAL LAND VALUE - MARKET		534,000
TOTAL MARKET VALUE		1,167,477
SOH/AGL Deduction		208,699
ASSESSED VALUE		958,778
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		908,778
TOTAL JUST VALUE		1,167,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		930,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013102	SWIM POOL	100,000	08/25/2022
20210020	NEW CONSTR	0	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/1186	6/08/2020	WD	Q	V	01	107,500

GRANTOR: WHITE STANLEY E ET AL

GRANTEE: MOORE BRETT & CHAST

1797/0003 6/08/2012 QC U I 11 100

GRANTOR: CLEMONS DEBORAH DIANE

GRANTEE: CLEMONS DEBORAH DIA

BUILDING NOTES

BUILDING DIMENSIONS	
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BAS=[YR=2021] W5 N8 FOP=[YR=2021] N6 W12 STP=[YR=2021] N6 W10 S6 E10\$ W23 S6 E35\$ W35 S9 W6 FGR=[YR=2021] U4 L4 R2 U2 U17 L17 L22 D21 R19 D20 U9 R9 U3 L3 U5 R5 D5 R5 U6 R6 \$ D6 L6 U5 L5 D5 L5 D3 R3 D12 L12 U4 L4 D9 L9 D19 R16 U6 R7 UOP=[YR=2021] E15 D4 R4 E42 N3 STP=[YR=2021] E2 S4 E4 N8 W6 S4\$ N11 W13 FOP=[YR=2021] W16 S7 D4 L4 E20 N11\$ S11 W27 U4 L4 N4 W3 U3 L3 L11 D10 \$ U10 R11 D3 R3 E3 S4 D4 R4 E7 U4 R4 N7 E29 N30 \$ PTR=E15 UAT=[YR=2021] E18 S27 W18 N27\$ W15\$.

PRINTED 08/06/2024 BY SYS