UNIT F
CITY-MART OR 574/1165-1217

SHELTERED INTERNATIONAL LLC
1 S 3RD STREET UNIT F
FERNANDINA BEACH, FL 32034

2025

00-00-31-1203-000F-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	EXTERIOR	EXTERIOR 100
Desirability	2ND FLOOR	2ND FLOOR 100
Parking	STREET/LOT	STREET/LOT 100
Quality	03	Quality Level 03
DOR CODE	0417	CONDO OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,127			1,127	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0120300		1,127				1900	1980	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

1 S 3RD ST F, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	429,387
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	429,387
SOH/AGL Deduction	117,530
ASSESSED VALUE	311,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,857
TOTAL JUST VALUE	429,387
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062074	H/AC	1,500	09/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2365/0062	6/01/2020	WD	Q	I	01	300,000
GRANTOR: DAVIS JOHN L & BETTE						
GRANTEE: SHELTERED INTERNATI						
0727/1923	4/20/1995	WD	Q	I		96,000
GRANTOR: SOMMER GEORGE W						
GRANTEE: DAVIS JOHN L						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS