LOT 21
THE ISLANDS CLUB SUB PB 4/106

KERR EUGENE N & CAROL A L/E/
2702 W 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-142A-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

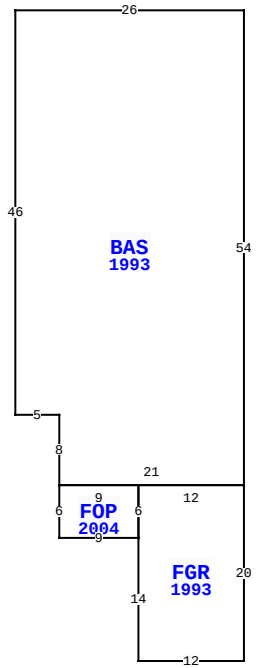
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1993	1,364	263,913
FGR	240	55	1993	132	25,540
FOP	54	30	2004	16	3,096
TOTALS	1,658			1,512	292,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,512	161.0784	212.62	321,481	1982	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2015 Heated Area: 1364 HX Base Yr 2015



2702 W 3RD ST, 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		292,548
TOTAL MARKET OB/XF VALUE		5,152
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		487,700
SOH/AGL Deduction		307,034
ASSESSED VALUE		180,666
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		79,944
TOTAL JUST VALUE		487,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080291	2.5 TON H/AC	2,500	02/27/2008
20051597	ENTRY DOOR W/SIDE	2,000	04/15/2005
20041878	REROOF	2,000	10/15/2004
20034098	VINYL SIDING INST	4,000	11/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0352	10/27/2020	LE	U	I	11	100
GRANTOR: KERR EUGENE N & CAROL						
GRANTEE: GARDEN JENELLE N						
0910/1749	12/09/1999	WD	Q	I	01	100
GRANTOR: KERR EUGENE N & CAROL						
GRANTEE: KERR EUGENE N & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S46 E5 S8 FOP=[YR=2004] S6 E9
FGR=[YR=1993] S14 E12 N20 W12 S6$ N6 W9$ E21 N54$.

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	0	0	718.00	SF	6.50	6.50	100	1982	1982	3	35	1,633	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
3	1126	CB/STC 8"	0	100	10	3	30.00	SF	8.00	8.00	100	1982	1982	3	35	84	
4	0850	PEBBLE WLK	0	100	36	4	144.00	SF	3.50	3.50	100	1982	1982	3	35	176	
5	0850	PEBBLE WLK	0	100	9	10	90.00	SF	3.50	3.50	100	1982	1982	3	35	110	
6	1126	CB/STC 8"	0	100	29	5	145.00	SF	8.00	8.00	100	1982	1982	3	35	406	
7	0911	SCRN RM A	0	100	10	9	90.00	SF	17.50	17.50	100	2004	2004	3	21	331	
8	1126	CB/STC 8"	0	100	83	3	249.00	SF	8.00	8.00	100	1982	1982	3	35	697	

LAND DESCRIPTION

TOTAL OB/XF 5,152

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	RES	100	0006	R-3	45.00	100.00	1.00	LT		1.00	1.00	1.00	190,000.00	190,000.00	190,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/30/2025 BY SYS