LOT 24
IN OR 1886/48
THE ISLANDS CLUB PB 4/106

JONES CLIFFORD L JR & TANIA M
2708 W 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-142A-0024-0000

NASSAU COUNTY PROPERTY

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	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03

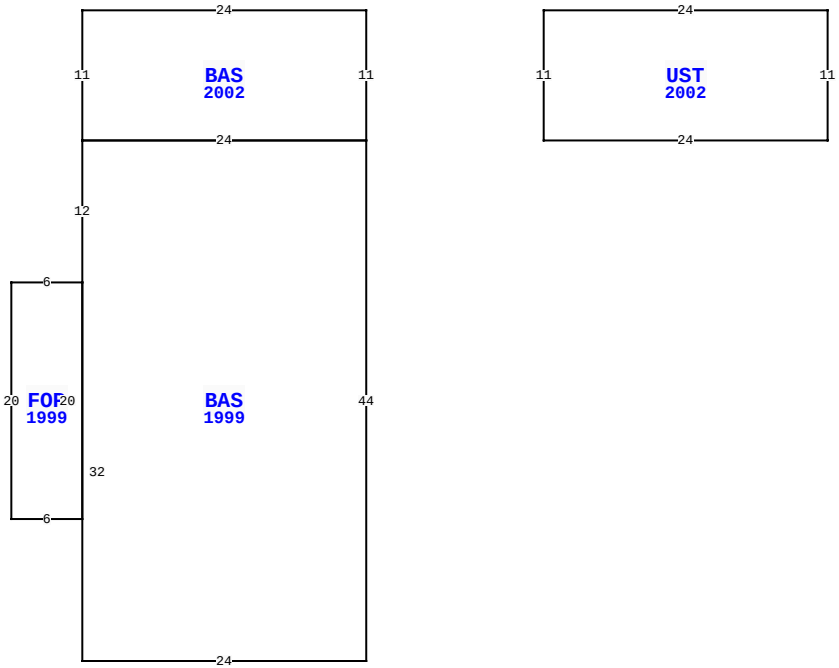
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1999	1,056	180,476
BAS	264	100	2002	264	45,118
FOP	120	30	1999	36	6,153
UST	264	45	2002	119	20,338
TOTALS	1,704			1,475	252,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	12	1,475	194.2080	194.21	286,460	1999	1999	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1320 HX Base Yr 2018



2708 W 3RD ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,085
TOTAL MARKET OB/XF VALUE		2,884
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		444,969
SOH/AGL Deduction		164,127
ASSESSED VALUE		280,842
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		225,120
TOTAL JUST VALUE		444,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012562	ELEC.REMODEL	1,000	11/28/2001
20012374	ENCLOSE UP & DOWN	13,000	10/29/2001
20011606	CONCRETE SLAB	1,500	07/13/2001
20002629	UPPER & LOWER DEC	4,500	04/04/2000
19990137	NEW CONSTR	73,660	03/29/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1886/0048	10/22/2013	WD	Q	I	02	240,000
GRANTOR: MURPHY PHILLIP W & TR						
GRANTEE: JONES CLIFFORD LYNN						
1886/0046	10/10/2013	WD	U	I	11	100
GRANTOR: ALL STATES 1031 X-CHA						
GRANTEE: MURPHY PHILLIP W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 S11 BAS=[YR=1999] S12 FOP=[YR=1999] W6 S20 E6 N20 $ S32 E24 N44 W24 $ E24 N11 $ PTR= E15
UST=[YR=2002] E24 S11 W24 N11 $ W15 $.

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	1241	WD DECK G	0	100	12	4	48.00	UT	11.50	11.50	100	1999	1999	3	26	144	
2	1241	WD DECK G	0	100	15	4	60.00	UT	11.50	11.50	100	1999	1999	3	26	179	
3	1242	WD DECK A	0	100	23	6	138.00	SF	12.50	12.50	100	2002	2002	3	20	345	
4	1242	WD DECK A	0	100	11	24	264.00	SF	10.00	10.00	100	2002	2002	3	20	528	
5	1242	WD DECK A	0	100	4	3	12.00	SF	10.50	10.50	100	2002	2002	3	20	25	
6	0462	ST/AL FNC	0	100	99	4	396.00	SF	10.00	10.00	100	2002	2002	3	29	1,148	
7	0810	CONCRETE A	0	100	11	6	66.00	SF	9.75	9.75	100	2002	2002	3	80	515	

LAND DESCRIPTION

TOTAL OB/XF 2,884

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