LOT 26
THE ISLANDS CLUB PB 4/106

ORTON ANDREA P & CHARLES BRANDON
25 PALISADES PKWY
OAK RIDGE, TN 37830

2025

00-00-31-142A-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

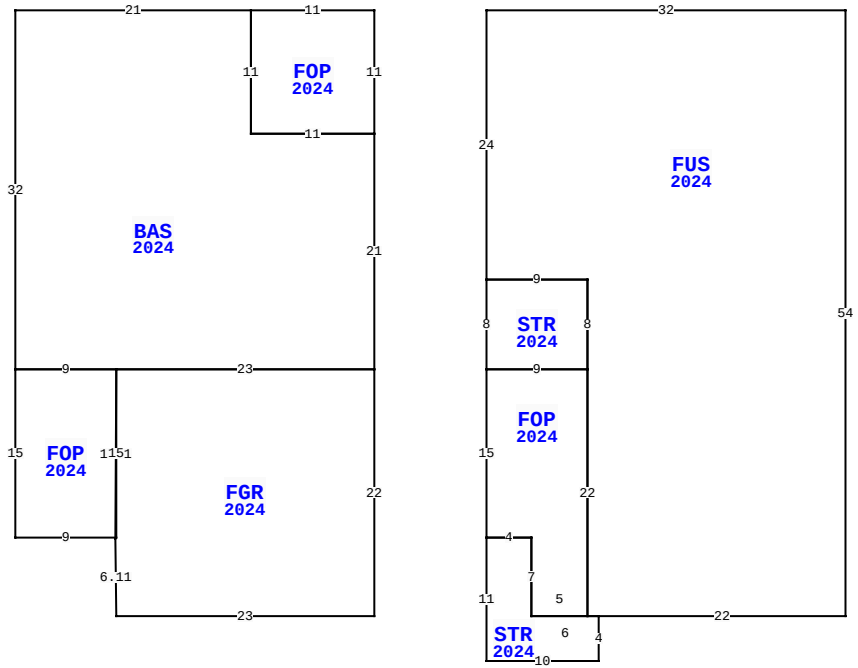
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
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	903	100	2024	903	161,077
FGR	507	55	2024	279	49,768
FOP	121	30	2024	36	6,422
FOP	135	30	2024	40	7,135
FOP	170	30	2024	51	9,097
FUS	1,458	100	2024	1,458	260,078
STR	68	10	2024	7	1,249
STR	72	10	2024	7	1,249
TOTALS	3,434			2,781	496,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,781	112.8960	178.38	496,075	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2361 HX Base Yr



2712 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	496,075
TOTAL MARKET OB/XF VALUE	5,439
TOTAL LAND VALUE - MARKET	190,000
TOTAL MARKET VALUE	691,514
SOH/AGL Deduction	0
ASSESSED VALUE	691,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	691,514
TOTAL JUST VALUE	691,514
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	643,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0		20,938	01/29/2024
2022-2622	3370T 2401H	460,801	04/06/2023
2022-2622			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2787/186	4/01/2025	WD	Q	I	01	1,170,000
GRANTOR: CORBROS LLC						
GRANTEE: ORTON ANDREA P & CH						
2688/1912	1/12/2024	WD	U	I	11	100
GRANTOR: CORBETT ERIC T						
GRANTEE: CORBROS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=42,0] E32 S54 W22 W1 N22 N8 W9 N24 $
BAS=[YR=2024;ORIG=0,0] E21 S11 E11 S21 W23 W9 N32 $
FGR=[YR=2024;ORIG=9,32] E23 S22 W23 U6.11L0.1 U15.1R0.1 $
FOP=[YR=2024;ORIG=42,32] E9 S22 W5 N7 W4 N15 $
FOP=[YR=2024;ORIG=0,32] E9 S15 W9 N15 $
FOP=[YR=2024;ORIG=21,0] E11 S11 W11 N11 $
STR=[YR=2024;ORIG=42,24] E9 S8 W9 N8 $
STR=[YR=2024;ORIG=42,47] E4 S7 E6 S4 W10 N11 $
.

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	0811	CONCRETE B	0	0	0	0	1,046.00	SF	5.20	5.20	100	2024	2023		100	5,439	

LAND DESCRIPTION

TOTAL OB/XF 5,439

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	0		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 12/04/2023 BY TW Total Acres: 0.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/30/2025 BY SYS