BLK 7 LOTS 3 & 4
OLD TOWN S/D UNR

THARIN CATHERINE B
432 N 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1580-0007-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

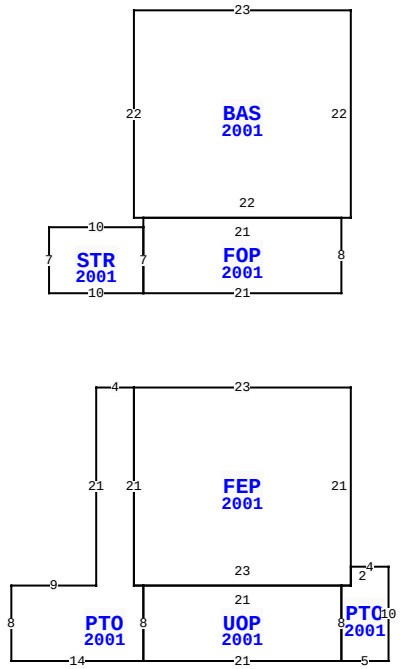
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	506	100	2001	506	79,110
FEP	483	80	2001	386	60,348
FOP	168	30	2001	50	7,817
PTO	48	5	2001	2	313
PTO	196	5	2001	10	1,563
STR	70	10	2001	7	1,094
UOP	168	20	2001	34	5,315
TOTALS	1,639			995	155,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	995	133.6500	176.42	175,538	2001	2001	0	0	0	11.38	88.62

1 SNGL FAM – 0% - 2024 Heated Area: 506 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

919 SAN FERNANDO ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	155,562
TOTAL MARKET OB/XF VALUE	680
TOTAL LAND VALUE - MARKET	219,020
TOTAL MARKET VALUE	375,262
SOH/AGL Deduction	0
ASSESSED VALUE	375,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	375,262
TOTAL JUST VALUE	375,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003972	NEW CONSTR	77,500	09/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2661/489	8/04/2023	PR	U	I	19	100
GRANTOR: THARIN CATHERINE B P/						
GRANTEE: THARIN CATHERINE B						
2125/0998	6/09/2017	WD	Q	I	01	185,000
GRANTOR: POWER GREGORY J & AND						
GRANTEE: BOWLING MELVIN						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2001] W23 PTO=[YR=2001] W4 S21W9 S8E14 UOP=[YR=2001] E21 PTO=[YR=2001] E5 N10W4S2W1S8$N8W21S8$N8W1N21$ S21E23N21$ PTR=N40 BAS=[YR=2001] W23 S22E1 FOP=[YR=2001] S1 STR=[YR=2001] W10S7 E10N7$S7E21N8W21$ E22N22$ S40$.

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	0940	SHEDS/PORT	0	0	7	12	84.00	SF	30.00	30.00	100	2007	2007	3	27	680	

LAND DESCRIPTION

TOTAL OB/XF 680

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	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.00	4,700.00	4,700.00	219,020							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 219,020 Market: 0 Agricultural: 0 Common: 219,020 PRINTED 07/30/2025 BY SYS