

PT LOT 232 IN OR 1747/1027
OUTLOTS S/D OF SEC 18-3N-28E
UNR

TRICKETT CARL C & JESSIE L
103 S 20TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0232-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 60
Interior Wall	05	DRYWALL 40
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	03	MASONRY 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1008.00		
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100	1993	1,244	126,267
BAS	338	100	2007	338	34,307
BAS	492	100	2007	492	49,938
FOP	36	30	1993	11	1,116
PTO	334	5	2007	17	1,725

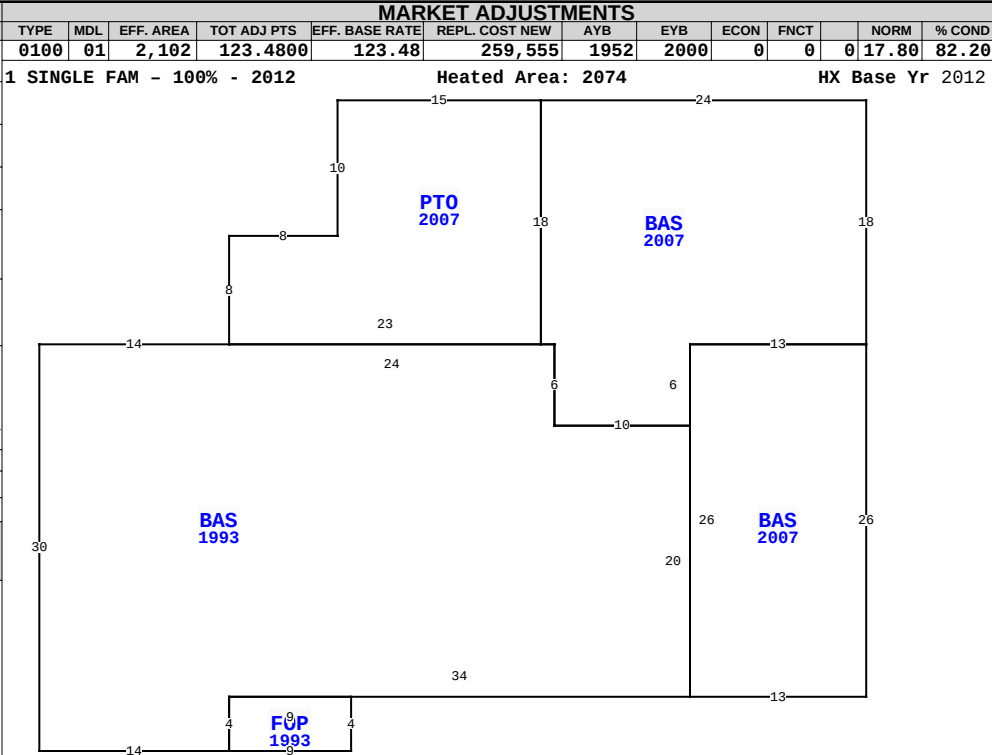
TOTALS	2,444			2,102	213,354
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EXTRA FEATURES

L N	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	35	5	175.00	SF	6.50	6.50	100	1988	1988	3	52	592	
2	0510	GARAGE WD-	0	100	0	0	372.00	SF	38.50	38.50	100	2007	2007	3	44	6,302	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	78	468	
4	0476	VF 6 SBPL	0	100	0	0	177.00	LF	32.00	32.00	100	2011	2011	3	78	4,418	
5	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100	2007	2007	3	87	560	
6	0810	CONCRETE A	0	100	84	10	840.00	SF	6.50	6.50	100	2007	2007	3	87	4,750	
7	1134	LANDSCP BL	0	100	22	4	88.00	SF	3.00	3.00	100	2007	2007	3	96	253	
8	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2020	2020	3	90	32,130	
9	0855	CONC PAVER	0	100	0	0	588.00	SF	10.00	10.00	100	2020	2020	3	98	5,762	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	101.00	137.00	101.00	FF	1	1.12	1.00	1.12	2,800.00	3,136.00	316,736							



103 S 20TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/25/2024 MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	213,354	
TOTAL MARKET OB/XF VALUE	55,235	
TOTAL LAND VALUE - MARKET	316,736	
TOTAL MARKET VALUE	585,325	
SOH/AGL Deduction	355,730	
ASSESSED VALUE	229,595	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	178,873	
TOTAL JUST VALUE	585,325	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	578,300	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200330	SWIM POOL	30,000	06/23/2020
20111878	XFOB	3,300	10/18/2011
20111780	REMODEL	4,200	10/05/2011
20062409	XFOB	0	10/16/2006
20061987	REMODEL	500	08/25/2006
20061696	H/AC	4,400	07/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1747/1027	7/13/2011	WD	U	I	12	99,900

GRANTOR: FEDERAL HOME LOAN MOR
GRANTEE: TRICKETT CARL C & J
1739/1578 5/03/2011 WD U I 11 100
GRANTOR: BANK OF AMERICA NA
GRANTEE: FEDERAL HOME LOAN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 PTO=[YR=2007] W15S10W8S8 BAS=[YR=1993] W14 S30E14 FOP=[YR=1993] E9 N4W9S4\$N4E34 BAS=[YR=2007] E13N26W13 S26\$N20 W10N6W24\$ E23N18\$ S18 E1S6E10N6E13N18\$.