BLOCK 6 LOT 19 20 21 22
IN OR 1305/572
CITY OF FDNA BEACH

MAIER CHARLES S & KATHLEEN A
421 N 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0006-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

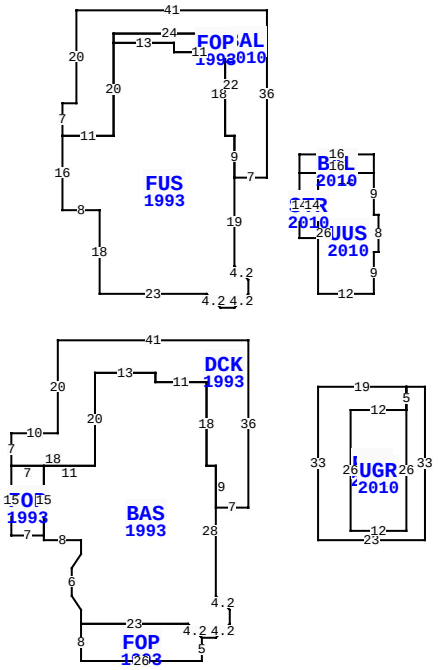
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	64	15	2010	10	883
BAL	663	15	2010	99	8,742
BAS	1,622	100	1993	1,622	143,222
DCK	782	10	1993	78	6,887
FOP	70	30	1993	21	1,854
FOP	105	30	1993	32	2,825
FOP	204	30	1993	61	5,386
FUS	1,604	100	1993	1,604	141,633
PTO	759	5	2010	38	3,355
STR	56	10	2010	6	530
TOTALS	6,561			3,871	341,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,871	110.5650	145.95	564,972	1900	1995	25	0	0	14.50	60.50

1 SNGL FAM – 100% - 2007 Heated Area: 3226 HX Base Yr 2007



** This building has 12 Sub-Areas

421 N 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		341,808
TOTAL MARKET OB/XF VALUE		11,977
TOTAL LAND VALUE - MARKET		475,000
TOTAL MARKET VALUE		828,785
SOH/AGL Deduction		561,827
ASSESSED VALUE		266,958
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,236
TOTAL JUST VALUE		828,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		738,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131491	MTLFENCE	0	06/27/2013
20122522	H/AC	3,000	12/17/2012
20091633	GARAGE ROOF	1,785	12/01/2009
20091586	GARAGE WIRING	3,750	11/18/2009
20091449	GARAGE	61,745	10/22/2009
20060297	REWIRE WHOLE HOUS	900	02/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/0572	3/29/2005	WD	Q	I		450,000
GRANTOR: HARBOR VIEW HOUSE INC						
GRANTEE: MAIER CHARLES S & K						
1299/1192	3/03/2005	QC	Q	I	06	100
GRANTOR: PARFITT DIANNE WINDSO						
GRANTEE: HARBOR VIEW HOUSE I						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W41 S20 W10 S7 FOP=[YR=1993] S15 E7
BAS=[YR=1993] S1 E8 S3 L2 D3 S6 R2 D3 S3 FOP=[YR=1993] S8
E26N5 U3 L3 W23$ E23 D3 R3 E3 R3 U3 N3 U3 L3 N28W2 N18 W11 N2
W13 S20 W11 S15$N15 W7 $ E18 N20 E13 S2 E11 S18 E2 S9 E7 N36$
PTR=N10 FUS=[YR=1993] N3 U3 L3 N19 BAL=[YR=2010] E7N36
W41S20W3S7 E11N20 FOP=[YR=1993] E13S2E11N4W24S2 $
N2E24S22E2S9$ N9W2N18 W11N2 W13 S20W11 S16E8S18 E23 D3 R3 E3
R3 U3 $S10$ PTR=E15S10 PTO=[YR=2010] E19S5UGR=[YR=2010]
S26W12N26 E12$ N5E4 S33W23N33$N10W15$ PTR=N10E15
UUS=[YR=2010] E12N9E1N8W1 N9 BAL=[YR=2010] N4 W16 S4
STR=[YR=2010] S14E4N14W4$ E16$ W12S26$ W15 S10$.

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	800	
2	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1960	1960	3	20	104	
3	0825	BRICK	0	100	12	8	96.00	SF	12.50	12.50	100	1989	1989	3	84	1,008	
4	0825	BRICK	0	100	4	8	32.00	SF	12.50	12.50	100	1989	1989	3	84	336	
5	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	1993	1993	3	20	360	
6	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	2005	2005	3	22	70	
7	0855	CONC PAVER	0	100	0	0	955.00	SF	10.00	10.00	100	2007	2007	3	87	8,309	
8	0855	CONC PAVER	0	100	10	11	110.00	SF	10.00	10.00	100	2010	2010	3	90	990	

LAND DESCRIPTION

TOTAL OB/XF 11,977

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	MU-1	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	475,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 475,000 Market: 0 Agricultural: 0 Common: 475,000 PRINTED 07/30/2025 BY SYS