

BLOCK 8 LOT N 1/2 OF 15 16
17 18
CITY OF FDNA BEACH

BROCKWELL BRIAN &/DOUGLAS JULIE
8836 CANAL RD
LEAVENWORTH, WA 98826

2025

00-00-31-1800-0008-0151



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	19	MARBLE 10
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100	1994	1,450	375,696
BAS	80	100	2016	80	20,728
FOP	32	30	2016	10	2,591
FOP	99	30	2016	30	7,773
FUS	811	100	1994	811	210,131
PTO	54	5	2016	3	777
STP	16	10	2016	2	518
UOP	158	20	2016	32	8,291

TOTALS	2,700			2,418	626,504
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0819	CONC 12"	0	0	10	8	80.00	SF	9.50
3	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50
4	0855	CONC PAVER	0	0	0	0	1,400.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	R-2	50.00	100.00	50.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
0500	01	2,418	113.0920	178.69	432,072	1925	2010	0	0	145	6.50	145.00	
1 SFR CUST - 0% - 2023 Heated Area: 2341 HX Base Yr													

231 N 3RD ST, FERNANDINA BEACH	BLD DATE 04/23/2015	KK	LGL DATE	05/22/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1925	1925	3	20	400	
2	0819	CONC 12"	0	0	10	8	80.00	SF	9.50	9.50	100	1925	1925	3	20	152	
3	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	100	1925	1925	3	20	140	
4	0855	CONC PAVER	0	0	0	0	1,400.00	SF	10.00	10.00	100	2021	2021	3	99	13,860	

TOTAL OB/XF													
14,552													

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					626,504				
TOTAL MARKET OB/XF VALUE					14,552				
TOTAL LAND VALUE - MARKET					212,500				
TOTAL MARKET VALUE					853,556				
SOH/AGL Deduction					90,034				
ASSESSED VALUE					763,522				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					763,522				
TOTAL JUST VALUE					853,556				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					809,328				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152790	CO ISSUED	0	08/18/2016
20152790	REMODEL	150,000	12/02/2015
20021242	HANDI-CAP RAMP	0	07/18/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2469/0387	6/07/2021	WD	Q	I	01	799,000	
GRANTOR: CARTER CONNIE COARSEY							
GRANTEE: BROCKWELL BRIAN & J							
2128/1672	6/23/2017	WD	Q	I	02	460,000	
GRANTOR: THRIFT WILLIAM HARDY							
GRANTEE: CARTER CONNIE COARS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1994] W23 BAS=[YR=2016] W8 S10 STP=[YR=2016] W4 S4 E4 FOP=[YR=2016] E8 N4 W8 S4\$ N4\$ E8 N10\$ S14 W8 S19 PTO=[YR=2016] W6 S9 E6 N9\$ S20 E7 FOP=[YR=2016] S2 E9 N11 W9 S9\$ N9 E9 S9 E15 N53\$PTR= E15 S33 UOP=[YR=2016] E8 S12 E2 FUS=[YR=1994] E8 N33 E12 S5 E6 S3 E3 S1 E3 S6 W2 S1 W4 S3 W12 S14 E17 S12 W31 N12\$ S9 W6 N7 W4 N14\$ W15 N33\$.									