



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
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
BAS	1,176	100	1993	1,176	259,470
FOP	144	30	1993	43	9,487
FUS	330	100	2019	330	72,810
STP	27	10	2023	3	662
STR	16	10	1993	2	441
UOP	256	20	1993	51	11,252
UST	24	45	2023	11	2,427

TOTALS	1,973			1,616	356,549
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	
2	0861	POOL GUNIT	0	100	0	0	112.00	SF	85.00	85.00	
3	0857	SANDSTONE/	0	100	0	0	120.00	SF	28.00	28.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,616	142.4940	225.14	363,826	1930	2020	0	0	0	2.00	98.00
1 SFR CUST - 100% - 2023 Heated Area: 1506 HX Base Yr 2022												

227 N 3RD ST, FERNANDINA BEACH	BLD DATE	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	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	2007	2007	3	87	254	
2	0861	POOL GUNIT	0	100	0	0	112.00	SF	85.00	85.00	100	2021	2021	3	93	8,854	
3	0857	SANDSTONE/	0	100	0	0	120.00	SF	28.00	28.00	100	2021	2021	3	100	3,360	

LAND DESCRIPTION										TOTAL OB/XF					12,468			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	
1	000100	C	RES	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500.00	
											</							

NASSAU COUNTY PROPERTY												PAGE 1 of 1	2
VALUATION SUMMARY												STANDARD	
VALUATION BY						Tax Group: 2						Tax Dist:	
BUILDING MARKET VALUE						356,549							
TOTAL MARKET OB/XF VALUE						12,468							
TOTAL LAND VALUE - MARKET						237,500							
TOTAL MARKET VALUE						606,517							
SOH/AGL Deduction						140,246							
ASSESSED VALUE						466,271							
TOTAL EXEMPTION VALUE						50,722						HX HB	
BASE TAXABLE VALUE						415,549							
TOTAL JUST VALUE						606,517							
NCON VALUE						0							
INCOME VALUE													
PREVIOUS YEAR MKT VALUE						552,884							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200726	SWIM POOL	0	03/03/2021
20090035	WD FENCE	1,000	01/09/2009
20090017	PLUMB REPAIRS	500	01/07/2009
2003943	15 WINDOWS REPLAC	4,000	09/12/2000
P1322	REMODEL	500	01/30/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2382/1799	7/31/2020	WD	Q	I	01	480,000	
GRANTOR: ROSS MARK & THOMAS K							
GRANTEE: TICHY ROBERT S & JO							
1528/0334	10/02/2007	TD	Q	I		255,000	
GRANTOR: BLACKSIN JUNE C TRUST							
GRANTEE: ROSS MARK							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W1 W29 S36 E18 S8 E12 N44 \$											
FUS=[YR=2019;ORIG=20,12] E30 S11 W30 N11 \$											
UOP=[YR=1993;ORIG=-1,0.2] N10 U0.2L10.4 W8.9 D0.2L8.11 S10											
U0.2R8.10 U4R0.2 E6 S4 D0.2R13 \$											
FOP=[YR=1993;ORIG=-30,36] S8 E13 E5 N8 W18 \$											
STR=[YR=1993;ORIG=-17,44] S4 E4 N4 W4 \$											
PTR=[ORIG=0,0] E20 S12 N12 W20 \$											
STP=[YR=2023;ORIG=-20,-13] E9 S3 W9 N3 \$											
UST=[YR=2023;ORIG=-20,-4] E6 S4 W6 N4 \$											