BLOCK 8 LOTS 23 24 25 & 26
IN OR 200 PG 675
CITY OF FDNA BEACH

HOWISON LINDA F
P O BOX 244
FERNANDINA BEACH, FL 32035-0244

2025

00-00-31-1800-0008-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

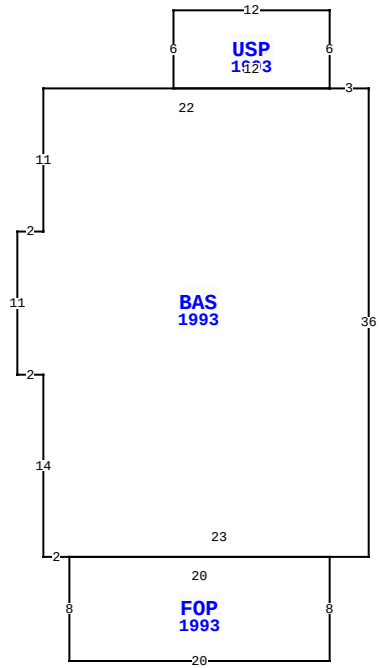
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	922	100	1993	922	126,047
FOP	160	30	1993	48	6,562
USP	72	30	1993	22	3,008
TOTALS	1,154			992	135,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	992	105.8400	167.23	165,892	1925	1980	0	0	0	18.25	81.75

1 SFR CUST – 100% - 0 Heated Area: 922 HX Base Yr



213 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		235,907
TOTAL MARKET OB/XF VALUE		5,473
TOTAL LAND VALUE - MARKET		475,000
TOTAL MARKET VALUE		716,380
SOH/AGL Deduction		573,967
ASSESSED VALUE		142,413
TOTAL EXEMPTION VALUE	HX HB WX	37,690
BASE TAXABLE VALUE		104,723
TOTAL JUST VALUE		716,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 USP=[YR=1993] N6 W12 S6 E12 $ W22 S11 W2 S11 E2 S14 E2 FOP=[YR=1993] S8 E20 N8 W20 $ E23 N36 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1925	1925	3	20	700	
2	0510	GARAGE WD-	0	100	19	18	342.00	SF	35.00	35.00	100	1930	1930	3	20	2,394	
3	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	100	1930	1930	3	20	1,296	
4	0350	CARPORT WD	0	100	13	31	403.00	SF	8.58	8.58	100	1950	1950	3	20	692	
5	0680	POLE SHED	0	100	0	0	135.00	SF	6.60	6.60	100	1950	1950	3	20	178	
6	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	1925	1925	3	20	31	
7	0810	CONCRETE A	0	100	14	10	140.00	SF	6.50	6.50	100	1960	1960	3	20	182	

LAND DESCRIPTION

TOTAL OB/XF 5,473

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	000800	C	MULTI-FAMILY	100	0003	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	475,000							

REVIEW DATE 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 475,000 Market: 0 Agricultural: 0 Common: 475,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

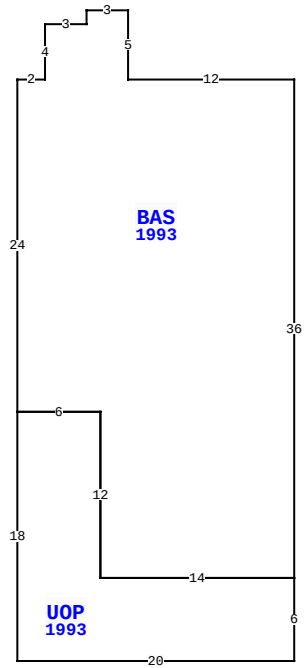
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	675	100	1993	675	94,945
UOP	192	20	1993	38	5,345
TOTALS	867			713	100,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	713	108.9000	172.06	122,679	1920	1980	0	0	0	18.25	81.75

2 SFR CUST – 0% - 0 Heated Area: 675 HX Base Yr



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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N5 W3 S1 W3 S4 W2 S24 UOP=[YR=1993] S18 E20 N6 W14 N12 W6 $ E6 S12 E14 N36 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 475,000 Market: 0 Agricultural: 0 Common: 475,000 PRINTED 07/30/2025 BY SYS