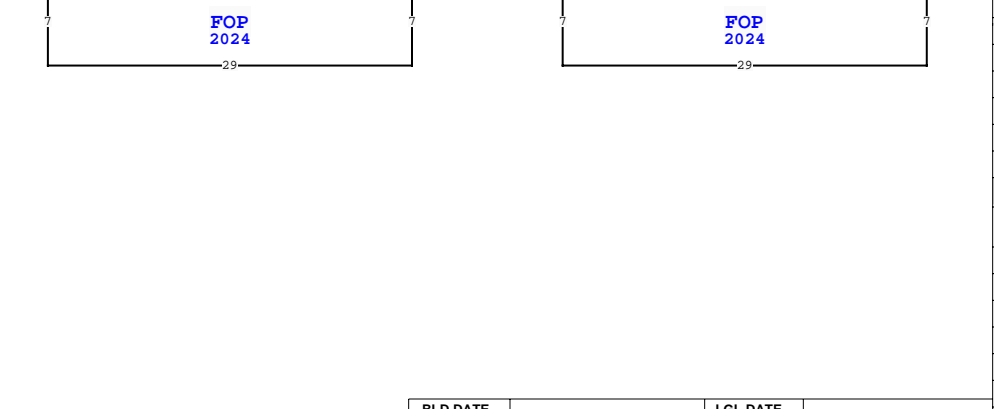


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	1,435	118.5600	187.32	268,804	2023	2023	0	0	145	0.00	145.00



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	688	100	2024	688	186,870
FOP	203	30	2024	61	16,569
FOP	203	30	2024	61	16,569
FUS	618	100	2024	618	167,858
STR	70	10	2024	7	1,901
TOTALS	1,782			1,435	389,766

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			389,766
TOTAL MARKET OB/XF VALUE			50,254
TOTAL LAND VALUE - MARKET			237,500
TOTAL MARKET VALUE			677,520
SOH/AGL Deduction			103,564
ASSESSED VALUE			573,956
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			573,956
TOTAL JUST VALUE			677,520
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			621,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222440	ADDITION	8,000	09/14/2022
20222154	NEW CONSTR	0	06/15/2022
20222200	POOL/SPA	22,000	06/15/2022
4774	DEMOLITION	0	03/29/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1242	4/25/2022	QC	U	V	11	100

GRANTOR: ROSS MARK W
GRANTEE: 205 N 3RD STREET LL
2404/0317 10/29/2020 WD Q V 01 175,000
GRANTOR: CLARK MARION FRANCIS
GRANTEE: ROSS MARK W

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	0855	CONC PAVER	0	0	0	0	365.00	SF	10.00	10.00	100	2024	2023		100	3,650	
2	0350	CARPORT WD	0	0	31	12	372.00	SF	13.00	13.00	100	2024	2023		97	4,691	
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		97	4,850	
4	0880	JOGNG POOL	0	0	13	8	1.00	UT	34,000.00	34,000.00	100	2024	2023		97	32,980	
5	1241	WD DECK G	0	0	0	0	300.00	UT	11.50	11.50	100	2024	2023		98	3,381	
6	0810	CONCRETE A	0	0	0	0	108.00	SF	6.50	6.50	100	2024	2023		100	702	

205 N 3RD ST, FERNANDINA BEACH													BLD DATE		LGL DATE	05/22/2025	MLU
													XF DATE		LAND DATE		
													INC DATE		AG DATE		

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=17,18] N8 E24 S24 W1 W29 W1 N16 E7 \$												
FOP=[YR=2024;ORIG=11,34] E29 S7 W29 N7 \$												
FUS=[YR=2024;ORIG=58,28] N10 N8 E24 S24 W1 W29 W1 N6 E7 \$												
POP=[YR=2024;ORIG=52,34] E29 S7 W29 N7 \$												
STR=[YR=2024;ORIG=51,18] E7 S10 W7 N10 \$												

LAND DESCRIPTION													TOTAL OB/XF												
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	0	0003	R-2	50.00	82.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500								