BLOCK 9 LOTS 22 & S 1/2 OF 21
& N 5 FT OF 23
CITY OF FDNA BEACH

J R MAXX PROPERTIES LLC
120 N 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0009-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
Quality	06	Quality Level 06

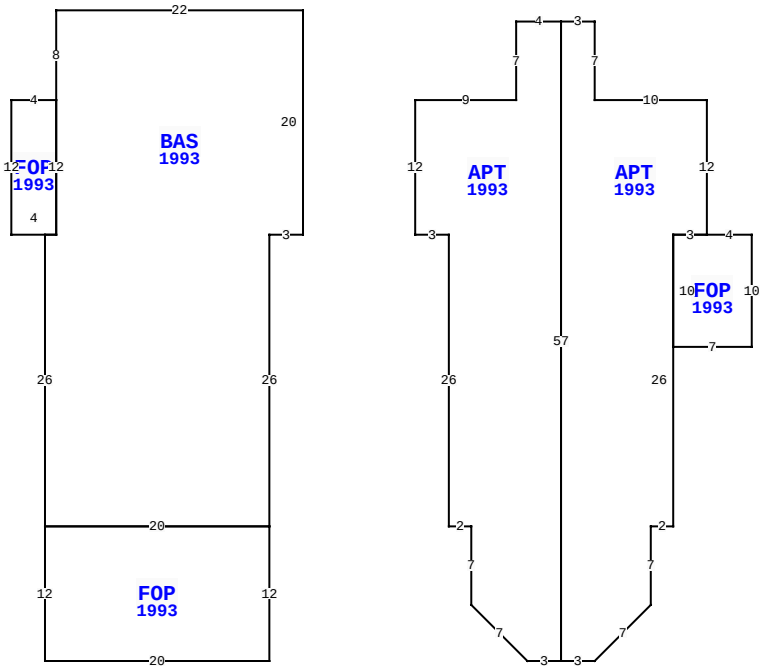
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	521	100	1993	521	100,950
APT	528	100	1993	528	102,307
BAS	960	100	1993	960	186,013
FOP	48	30	1993	14	2,712
FOP	70	30	1993	21	4,069
FOP	240	30	1993	72	13,951
TOTALS	2,367			2,116	410,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
2800	11	2,116	138.8709	180.53	382,001	1900	1985	0	100	67.33	27.00	107.33

1 TRI PLEX – 0% - 2024 Heated Area: 2009 HX Base Yr



117 N 3RD ST 1,2&3, 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	410,002
TOTAL MARKET OB/XF VALUE	1,175
TOTAL LAND VALUE - MARKET	201,875
TOTAL MARKET VALUE	613,052
SOH/AGL Deduction	0
ASSESSED VALUE	613,052
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	613,052
TOTAL JUST VALUE	613,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	559,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053186	REROOF W/30YR ARC	11,000	12/15/2005
20020729	H/AC	3,000	04/25/2002
988	H/AC	2,491	12/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2612/0408	1/09/2023	QC	U	I	11	100
GRANTOR: BUGG STEVEN E LIVING						
GRANTEE: J R MAXX PROPERTIES						
2454/1749	3/26/2021	QC	U	I	11	100
GRANTOR: BUGG STEVEN E MEMBER						
GRANTEE: BUGG STEVEN E LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S8 FOP=[YR=1993] W4 S12 E4 N12 $ S12 W1 S26 FOP=[YR=1993] S12 E20 N12 W20 $ E20 N26 E3 N20 $ PTR=S8E10 APT=[YR=1993] E9 N7 E4 APT=[YR=1993] E3 S7 E10 S12 FOP=[YR=1993] E4 S10 W7 N10 E3 $W3 S26 W2 S7 D5 L5 W3 N57$S57 W3 L5 U5 N7W2N26W3N12$ W10N8$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	400	
2	1241	WD DECK G	0	0	4	31	124.00	UT	11.50	11.50	100	2006	2006	3	40	570	
3	1242	WD DECK A	0	0	4	19	76.00	SF	10.00	10.00	100	2007	2007	3	27	205	

LAND DESCRIPTION

TOTAL OB/XF 1,175

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	0	0003	R-2	43.00	100.00	42.50	FF		1.00	1.00	1.00	4,750.00	4,750.00	201,875							

REVIEW DATE 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 201,875 Market: 0 Agricultural: 0 Common: 201,875 PRINTED 07/30/2025 BY SYS