

BLOCK 9 LOTS 23 EX N5' & LOT 24
IN OR 1471/10
CITY OF FDNA BEACH

CARPENTER NANCY O & ROBERT F
113 N 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0009-0230

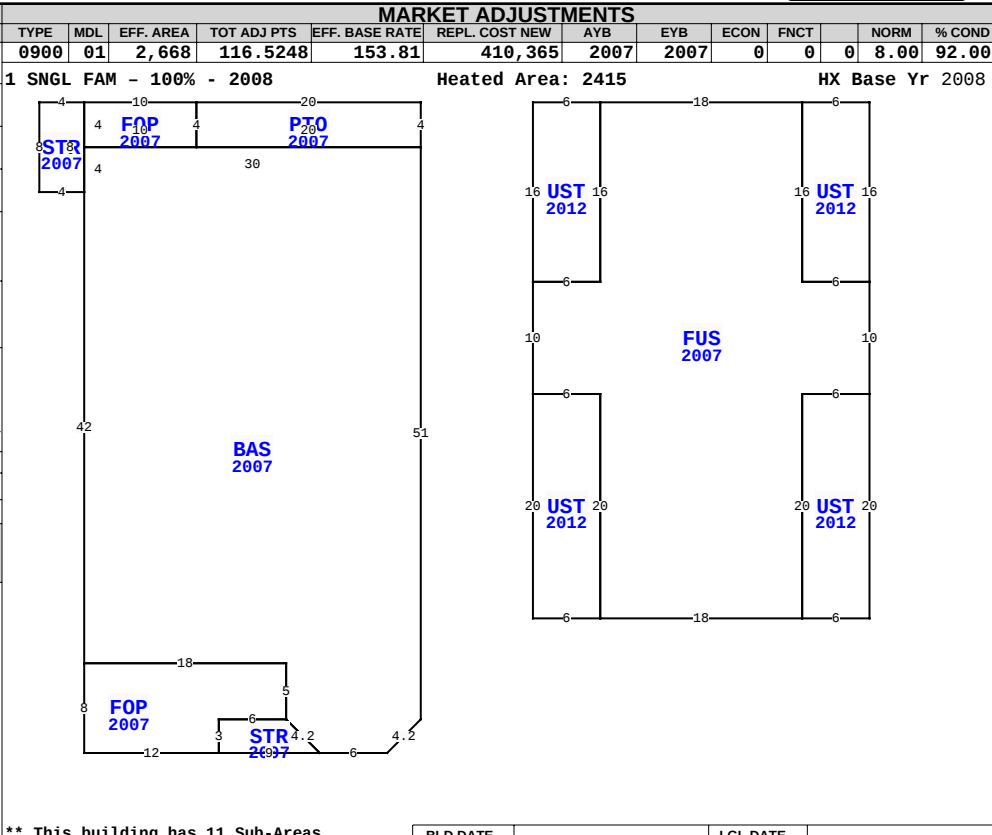


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,467	100	2007	1,467	207,588
FOP	40	30	2007	12	1,698
FOP	126	30	2007	38	5,377
FUS	948	100	2007	948	134,147
PTO	80	5	2007	4	566
STR	23	10	2007	2	283
STR	32	10	2007	3	424
UST	96	45	2012	43	6,085
UST	96	45	2012	43	6,085
UST	120	45	2012	54	7,642
TOTALS	3,148			2,668	377,536

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	494.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	46	3	138.00	SF	10.00	10.00
3	0810	CONCRETE A	0 100	0	0	305.00	SF	6.50	6.50



** This building has 11 Sub-Areas
113 N 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025
INC DATE		AG DATE	MLU

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	0 100	0	0	494.00	SF	10.00	10.00	100	2013	2013	3	93	4,594	
2	0855	CONC PAVER	0 100	46	3	138.00	SF	10.00	10.00	100	2007	2007	3	87	1,201	
3	0810	CONCRETE A	0 100	0	0	305.00	SF	6.50	6.50	100	2007	2007	3	87	1,725	

LAND DESCRIPTION										TOTAL OB/XF										7,520	
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	LA VA				
1	000100	C	RES	100	0003	R-2	45.00	100.00	45.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	1				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		377,536	
TOTAL MARKET OB/XF VALUE		7,520	
TOTAL LAND VALUE - MARKET		191,250	
TOTAL MARKET VALUE		576,306	
SOH/AGL Deduction		274,855	
ASSESSED VALUE		301,451	
TOTAL EXEMPTION VALUE		50,722	HX HB
BASE TAXABLE VALUE		250,729	
TOTAL JUST VALUE		576,306	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		547,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071447	GAS	895	08/06/2007
20070935	CO ISSUED	240,000	05/23/2007
20070935	NEW CONSTR	240,000	05/23/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1471/0010	1/11/2007	WD	U	V	21	170,000	
GRANTOR:ANDERSON JON M							
GRANTEE:CARPENTER NANCY O &							
1435/0748	8/07/2006	WD	Q	V		110,000	
GRANTOR:LINCOLN TRUST COMPANY							
GRANTEE:ANDERSON JON M							

BUILDING NOTES									
BUILDING DIMENSIONS									
PTO=[YR=2007] W20 FOP=[YR=2007] W10 STR=[YR=2007] W4S8 E4 BAS=[YR=2007] S42 FOP=[YR=2007] S8E12 STR=[YR=2007] E9 U3 L3 W6S3\$N3E6N5W18\$ E18S5 D3 R3 E6 U3 R3 N51W30 S4\$ N8\$ S4 E10 N4\$ S4 E20 N4\$ PTR=E10 UST=[YR=2012] S16 FUS=[YR=2007] S10 UST=[YR=2012] S20E6N20W6\$E6S20E18 UST=[YR=2012] E6N20W6S20\$N20E6N10 UST=[YR=2012] N16 W6S16E6\$ W6N16W18 S16W6\$E6N16W6\$ W10\$.									