BLOCK 10 LOT 22 23 & 24
IN OR 1222/342
CITY OF FDNA BEACH

FILLET-GENTRY TRUST/FILLET DAVID E TRUSTEE
2200 MARAVILLA DRIVE
LOS ANGELES, CA 90068

**2025**

**00-00-31-1800-0010-0220**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

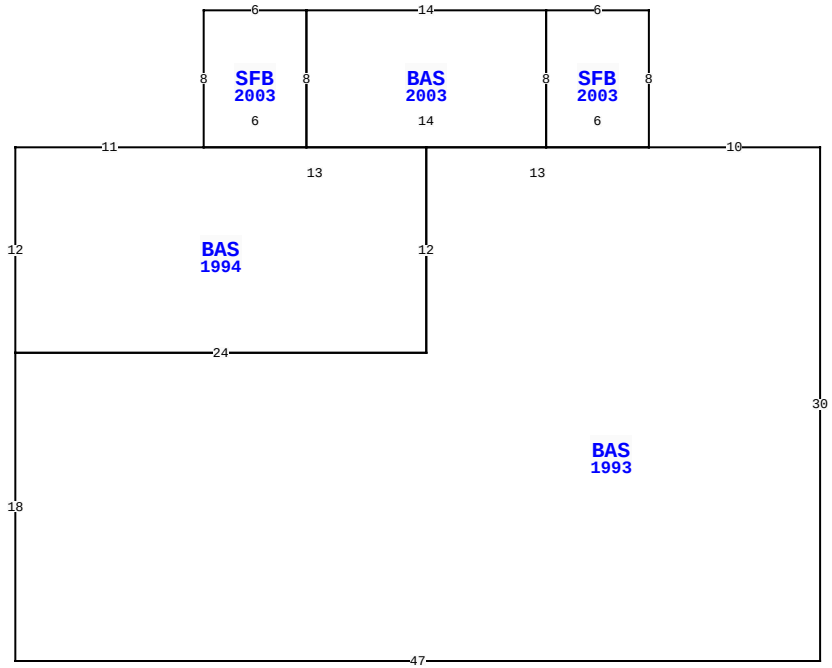
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 03 | PLASTER 80 |
| Interior Wall | 04 | PLYWOOD 20 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 8 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1100 | STORES, 1 STORY |
| 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 | 1,122 | 100 | 1993 | 1,122 | 43,842 |
| BAS | 288 | 100 | 1994 | 288 | 11,254 |
| BAS | 112 | 100 | 2003 | 112 | 4,376 |
| SFB | 48 | 80 | 2003 | 38 | 1,485 |
| SFB | 48 | 80 | 2003 | 38 | 1,485 |
| TOTALS | 1,618 | | | 1,598 | 62,442 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1101 | 04 | 1,598 | 93.3660 | 130.25 | 208,140 | 1939 | 1970 | 0 | 0 | 20 | 50.00 | 30.00 |

1 RETAILSTOR – 0% - 0 Heated Area: 1598 HX Base Yr




13 N 3RD ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 12/30/2021 | KK | LGL DATE |
| XF DATE | 12/30/2021 | KK | LAND DATE 03/27/2025 MLU |
| INC DATE | | | AG DATE |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 62,442 |
| TOTAL MARKET OB/XF VALUE | 7,377 |
| TOTAL LAND VALUE - MARKET | 390,000 |
| TOTAL MARKET VALUE | 459,819 |
| SOH/AGL Deduction | 49,480 |
| ASSESSED VALUE | 410,339 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 410,339 |
| TOTAL JUST VALUE | 459,819 |
| NCON VALUE | 0 |
| INCOME VALUE | 10 |
| PREVIOUS YEAR MKT VALUE | 431,396 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20163218 | BLD OUT NANA TERE | 6,811 | 11/22/2016 |
| 20120510 | PICKET FENCE | 0 | 03/27/2012 |
| 20110424 | XFOB | 600 | 03/23/2011 |
| 20102015 | SIGN | 600 | 11/22/2010 |
| 20101899 | REMODEL | 2,000 | 11/02/2010 |
| 20101800 | ELEC OTHER | 85 | 10/19/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1222/0342 | 4/13/2004 | QC | Q | I | 06 | 100 |
| GRANTOR: GENTRY KATHLEEN A & | | | | | | |
| GRANTEE: GENTRY FREDERICK ET | | | | | | |
| 0939/1543 | 7/10/2000 | WD | Q | I | 06 | 100 |
| GRANTOR: GENTRY KATHLEEN A & F | | | | | | |
| GRANTEE: GENTRY KATHLEEN & F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W10 SFB=[YR=2003] N8 W6 BAS=[YR=2003] W14 SFB=[YR=2003] W6 S8 BAS=[YR=1994] W11 S12 E24 N12 W13$ E6 N8$ S8 E14 N8$ S8 E6$ W13 S12 W24 S18 E47 N30$.

## 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 | 0648 | LIGHTS-AV | 0 | 0 | 0 | 0 | 2.00 | UT | 140.00 | 140.00 | 100 | 2002 | 2002 | 3 | 20 | 56 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,616.00 | SF | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 77 | 4,977 | |
| 3 | 0443 | STK FNC 6' | 0 | 0 | 0 | 0 | 106.00 | LF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 212 | |
| 4 | 1243 | WD DECK F | 0 | 0 | 8 | 8 | 64.00 | SF | 8.00 | 8.00 | 100 | 2005 | 2005 | 3 | 22 | 113 | |
| 5 | 0479 | VF PICKET | 0 | 0 | 0 | 0 | 28.00 | LF | 8.00 | 8.00 | 100 | 2011 | 2011 | 3 | 78 | 175 | |
| 6 | 0479 | VF PICKET | 0 | 0 | 0 | 0 | 45.00 | LF | 8.00 | 8.00 | 100 | 2012 | 2012 | 3 | 81 | 292 | |
| 7 | 0446 | BOX FNC 6' | 0 | 0 | 0 | 0 | 29.00 | LF | 20.00 | 20.00 | 100 | 2010 | 2010 | 3 | 40 | 232 | |
| 8 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2000 | 2000 | 3 | 48 | 144 | |
| 9 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2010 | 2010 | 3 | 76 | 228 | |
| 10 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 18.00 | SF | 65.00 | 65.00 | 100 | 2017 | 2017 | 3 | 81 | 948 | |

TOTAL OB/XF 7,377

## LAND DESCRIPTION

| 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 | 001100 | C | STORE 1FLR | 0 | 0003 | C-3 | 75.00 | 100.00 | 7,500.00 | SF | | 1.00 | 1.00 | 0.80 | 65.00 | 52.00 | 390,000 | | | | | | | |

REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 390,000 Market: 0 Agricultural: 0 Common: 390,000 PRINTED 07/30/2025 BY SYS