BLOCK 11 W 113 FT LOT 6
IN OR 2154/740, W 100FT
LOTS 7,8 IN OR 2696/1580

TAUBER JASON & JOANNE
222 3RD ST S
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0011-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

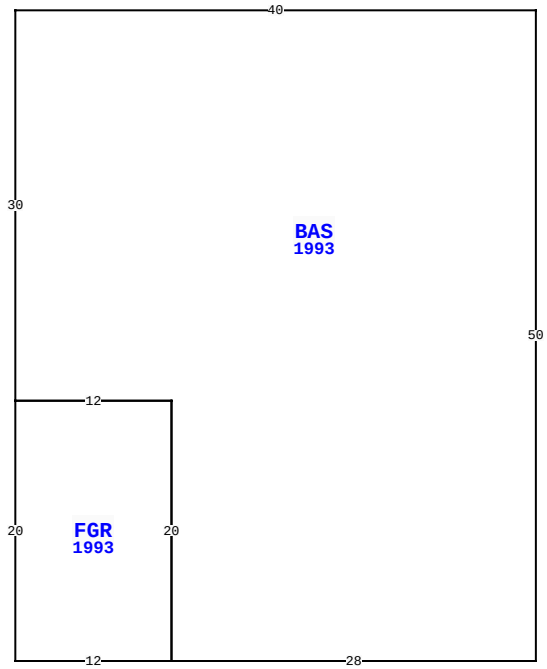
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1993	1,760	236,291
FGR	240	55	1993	132	17,722
TOTALS	2,000			1,892	254,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,892	108.7800	143.59	271,672	1960	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2025 Heated Area: 1760 HX Base Yr 2025



222 S 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		254,013
TOTAL MARKET OB/XF VALUE		26,111
TOTAL LAND VALUE - MARKET		398,437
TOTAL MARKET VALUE		678,561
SOH/AGL Deduction		0
ASSESSED VALUE		678,561
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		627,839
TOTAL JUST VALUE		678,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121402	REPLACE PAVERS	0	07/13/2012
20110415	GAS	545	03/22/2011
20110065	H/AC	5,000	01/13/2011
20110036	REMODEL	8,575	01/06/2011
20102168	XFOB	500	12/21/2010
20102162	REMODEL	1,100	12/20/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/1580	2/28/2024	WD	Q	I	01	838,000
GRANTOR: FULLERTON SCOTT D						
GRANTEE: TAUBER JASON & JOAN						
2154/0740	10/18/2017	WD	U	V	11	100
GRANTOR: SHORELINE RENTAL INVE						
GRANTEE: FULLERTON SCOTT D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S30 FGR=[YR=1993] S20 E12 N20W12$
E12S20E28N50$.

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	0855	CONC PAVER	0	100	0	0	1,170.00	SF	10.00	10.00	100	2011	2011	3	91	10,647	
2	0855	CONC PAVER	0	100	108	3	324.00	SF	10.00	10.00	100	2011	2011	3	91	2,948	
3	0855	CONC PAVER	0	100	24	40	960.00	SF	10.00	10.00	100	2011	2011	3	91	8,736	
4	0754	FOP	0	100	20	14	280.00	SF	15.00	15.00	100	2021	2021	3	90	3,780	

LAND DESCRIPTION

TOTAL OB/XF 26,111

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	000100	C	RES	100	0006	MU-1	50.00	100.00	50.00	FF		1.00	1.00	1.25	4,250.00	5,312.50	265,625							
2	000100	C	RES	100	0006	MU-1	25.00	113.00	25.00	FF		1.00	1.00	1.25	4,250.00	5,312.50	132,812							

REVIEW DATE 08/16/2022 BY TWA Total Acres: 0.00 Total Land Value: 398,437 Market: 0 Agricultural: 0 Common: 398,437 PRINTED 07/30/2025 BY SYS