BLOCK 12 LOTS 29 & 30
IN OR 1672/1146
CITY OF FDNA BEACH

CLARK BRADFORD R
312 ASH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0012-0290

BUILDING CHARACTERISTICS

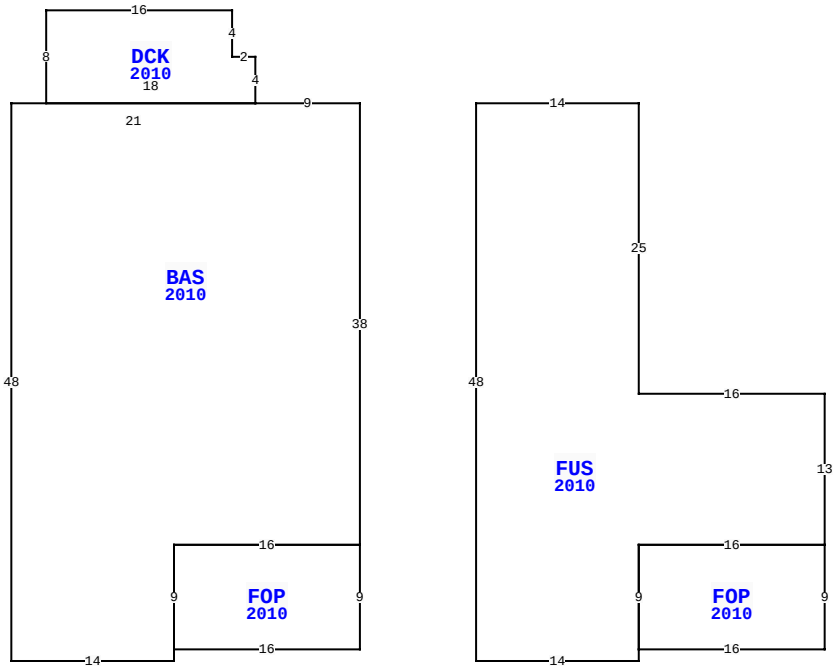
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,280	100	2010	1,280	186,617
DCK	136	10	2010	14	2,041
FOP	144	30	2010	43	6,269
FOP	144	30	2010	43	6,269
FUS	880	100	2010	880	128,299
TOTALS	2,584			2,260	329,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,260	118.1292	155.93	352,402	2010	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2022 Heated Area: 2160 HX Base Yr 2022



312 ASH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		329,496
TOTAL MARKET OB/XF VALUE		11,475
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		665,971
SOH/AGL Deduction		59,622
ASSESSED VALUE		606,349
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		555,627
TOTAL JUST VALUE		665,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101009	NEW CONSTR	211,964	06/16/2010
20100954	XFOB	0	06/04/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1672/1146	3/10/2010	WD	U	I	11	100
GRANTOR: LITRICO CHARLES G						
GRANTEE: CLARK BRADFORD R &						
1667/0002	3/10/2010	WD	Q	V	01	125,000
GRANTOR: LITRICO CHARLES G						
GRANTEE: CLARK BRADFORD R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W9 DCK=[YR=2010] N4W2N4W16S8 E18$W21 S48E14N1 FOP=[YR=2010] E16N9 W16S9$N9E16N38$ PTR=E10 FUS=[YR=2010] S48E14N1 FOP=[YR=2010] E16N9 W16S9$ N9E16N13W16N25W14$ W10$.

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	5	6	30.00	SF	10.00	10.00	100	2010	2010	3	90	270	
2	0855	CONC PAVER	0	100	0	0	1,245.00	SF	10.00	10.00	100	2010	2010	3	90	11,205	

LAND DESCRIPTION

TOTAL OB/XF 11,475

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	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	65.00	65.00	325,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.11 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS