BLOCK 12 LOT 31
PT OR 2173/281
CITY OF FDNA BEACH

NASSAU TRUST LLC
39 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0012-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

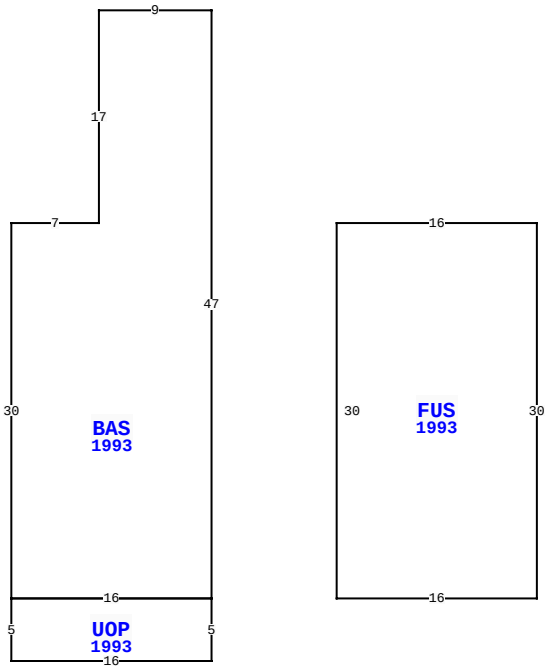
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	633	100	1993	633	47,772
FUS	480	100	1993	480	36,225
UOP	80	20	1993	16	1,208
TOTALS	1,193			1,129	85,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND
0900	01	1,129	71.0200	93.75	105,844	1900	1980	0	0	-10	29.50	80.50

1 SNGL FAM – 0% - 0 Heated Area: 1113 HX Base Yr



310 ASH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	85,204
TOTAL MARKET OB/XF VALUE	1,273
TOTAL LAND VALUE - MARKET	162,500
TOTAL MARKET VALUE	248,977
SOH/AGL Deduction	52,476
ASSESSED VALUE	196,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,501
TOTAL JUST VALUE	248,977
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091025	UG 200 AMP SERVIC	500	08/03/2009
20090813	UG METER CAN & PA	750	06/24/2009
20090693	DOORS & WINDOW RE	2,500	06/03/2009
20090674	REPLACE WIRING	400	06/01/2009
20090530	PIERS,FOOTERS,FLO	12,000	04/29/2009
20090531	PLUMB.FIXTR.REPLA	1,000	04/29/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2173/0281	1/29/2018	WD	Q	I	05	385,000
GRANTOR: SMITH ROGER WADE & CA						
GRANTEE: NASSAU TRUST LLC						
1615/0324	4/14/2009	WD	Q	I	01	115,000
GRANTOR: LITRICO CHARLES G						
GRANTEE: SMITH ROGER W & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 S17 W7 S30 UOP=[YR=1993] S5 E16 N5 W16$ E16 N47$ PTR= E10S47 FUS=[YR=1993] E16 N30 W16 S30 $N47W10$.

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	0825	BRICK	0	0	35	3	105.00	SF	12.50	12.50	100	2009	2009	3	97	1,273	

LAND DESCRIPTION

TOTAL OB/XF 1,273

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	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	65.00	65.00	162,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.06 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 07/30/2025 BY SYS