BLOCK 16 LOT 9
S1/4 OF LOTS 10 THRU 14
IN OR 2073/1466

CHESEBROUGH ROBERT G & CHERYL
224 N 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0016-0090

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

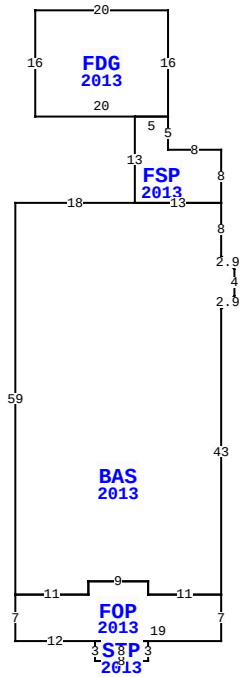
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100	2013	1,823	386,531
FDG	320	60	2013	192	40,709
FOP	235	30	2013	70	14,842
FSP	129	40	2013	52	11,026
STP	24	10	2013	2	424
TOTALS	2,531			2,139	453,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,139	141.2621	223.19	477,403	2013	2013	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2018 Heated Area: 1823 HX Base Yr 2018



224 N 3RD ST, FERNANDINA BEACH

BLD DATE	10/25/2013 KK	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		453,533
TOTAL MARKET OB/XF VALUE		14,054
TOTAL LAND VALUE - MARKET		237,500
TOTAL MARKET VALUE		705,087
SOH/AGL Deduction		239,077
ASSESSED VALUE		466,010
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		415,288
TOTAL JUST VALUE		705,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		647,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130235	SFR NEW CONSTR	0	01/18/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2073/1466	9/21/2016	WD	Q	I	01	520,000
GRANTOR: WALDRIP FOYE A TRUST						
GRANTEE: CHESEBROUGH ROBERT						
1835/1532	1/16/2013	WD	Q	V	02	100,000
GRANTOR: BURGESS CERVERA F & K						
GRANTEE: WALDRIP FOYE A TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W8 N5 FDG=[YR=2013] N16 W20 S16 E20$ W5 S13
BAS=[YR=2013] W18 S59 FOP=[YR=2013] S7 E12 STP=[YR=2013]
S3 E8 N3 W8$ E19 N7 W11 N2 W9 S2 W11$ E11 N2 E9 S2 E11 N43
U2 R2 N4 U2 L2 N8 W13$ E13 N8$.

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	0812	CONCRETE C	0	100	0	0	1,411.00	SF	4.00	4.00	100	2013	2013	3	93	5,249	
2	0825	BRICK	0	100	0	0	35.00	SF	12.50	12.50	100	2013	2013	3	98	429	
3	0855	CONC PAVER	0	100	0	0	169.00	SF	10.00	10.00	100	2013	2013	3	93	1,572	
4	1127	BRICK 8"	0	100	0	0	36.00	SF	11.00	11.00	100	2013	2013	3	98	388	
5	0855	CONC PAVER	0	100	0	0	246.00	SF	10.00	10.00	100	2013	2013	3	93	2,288	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	95	1,900	
7	0855	CONC PAVER	0	100	0	0	237.00	SF	10.00	10.00	100	2014	2014	3	94	2,228	

LAND DESCRIPTION

TOTAL OB/XF 14,054

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	R-2	50.00	125.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS