BLOCK 17 LOTS 6 & 7
IN OR 2231/1131
(EX OR 1473/6)

LORENTSON TODD
316 N 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0017-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

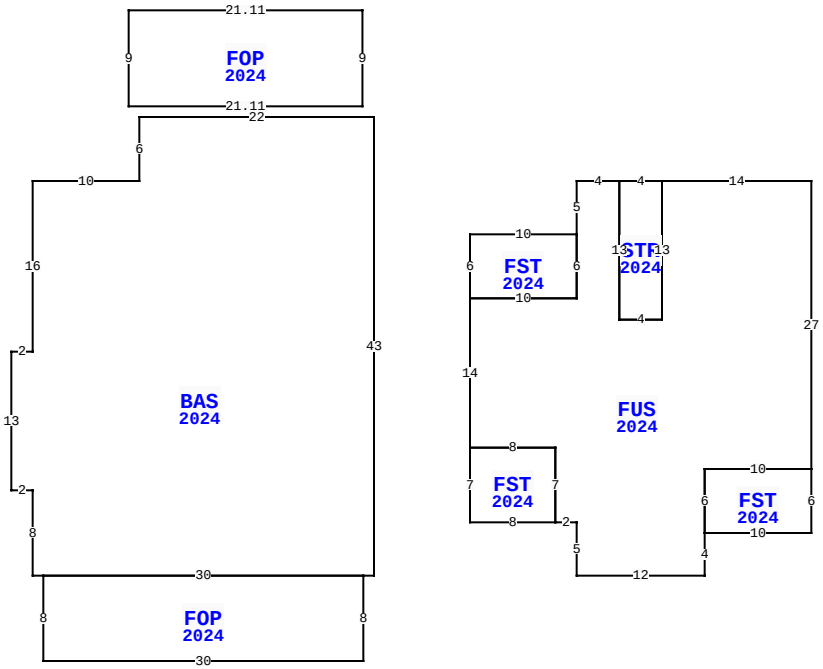
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,342	100	2024	1,342	193,396
FOP	197	30	2024	59	8,502
FOP	240	30	2024	72	10,376
FST	56	55	2024	31	4,467
FST	60	55	2024	33	4,756
FST	60	55	2024	33	4,756
FUS	816	100	2024	816	117,594
STR	52	10	2024	5	721
TOTALS	2,823			2,391	344,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,391	109.1720	144.11	344,567	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2158 HX Base Yr 2024



316 N 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		344,567
TOTAL MARKET OB/XF VALUE		6,680
TOTAL LAND VALUE - MARKET		237,500
TOTAL MARKET VALUE		588,747
SOH/AGL Deduction		40,335
ASSESSED VALUE		548,412
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		497,690
TOTAL JUST VALUE		588,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1733	CO		08/03/2023
20211733	NEW CONSTR	338,368	12/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2231/1131	10/11/2018	WD	Q	V	02	89,500
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: LORENTSON TODD						
2043/0240	4/29/2016	WD	Q	V	01	50,000
GRANTOR: DABBS ABRAHAM D						
GRANTEE: CMR ISLAND PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,16] N6 E22 S43 W1 W30 W1 N8 W2 N13 E2 N16 E10 $
FOP=[YR=2024;ORIG=11,53] E30 S8 W30 N8 $
FOP=[YR=2024;ORIG=19,9] E21.11 N9 W21.11 S9 $
FUS=[YR=2024;ORIG=51,27] E10 N6 N5 E4 S13 E4 N13 E14 S27 W10 S6 S4 W12 N5 W2 N7 W8 N14 $
FST=[YR=2024;ORIG=51,21] E10 S6 W10 N6 $
FST=[YR=2024;ORIG=73,43] E10 S6 W10 N6 $
FST=[YR=2024;ORIG=51,41] E8 S7 W8 N7 $
STR=[YR=2024;ORIG=65,16] E4 S13 W4 N13 $
.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
2	0810	CONCRETE A	0	100	0	0	720.00	SF	6.50	6.50	100	2024	2023		100	4,680	

LAND DESCRIPTION

TOTAL OB/XF 6,680

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	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500							

REVIEW DATE 01/29/2024 BY TW Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS