BLOCK 18 LOTS 10 THRU 13
(EX PT OR 2398/958)
CITY OF FDNA BEACH

THARIN LOUIS S III & CATHERINE
432 N 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0018-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

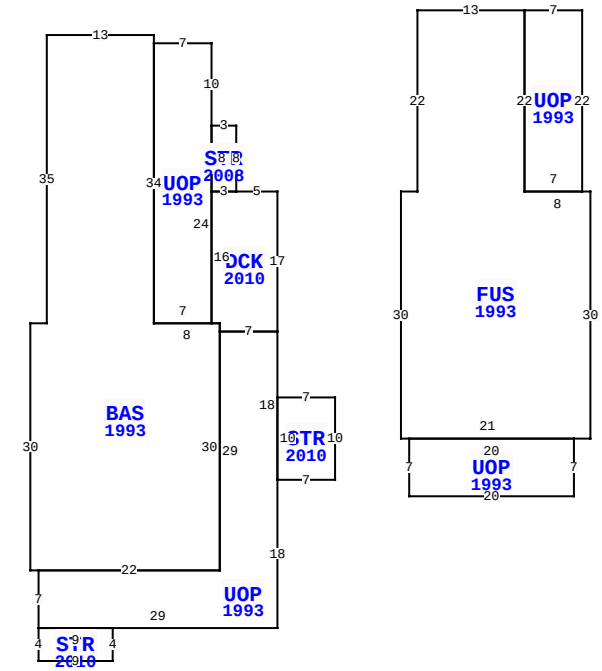
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	14	WD SHINGLE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	08	DECORATIVE 100
Interior Floo	02	MIN PLYWD 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,145	100	1993	1,145	111,109
DCK	135	10	2010	14	1,358
FUS	976	100	1993	976	94,710
STR	24	10	2008	2	194
STR	36	10	2010	4	388
STR	70	10	2010	7	679
UOP	140	20	1993	28	2,717
UOP	154	20	1993	31	3,008
UOP	238	20	1993	48	4,658
UOP	406	20	1993	81	7,860
TOTALS	3,324			2,336	226,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,336	116.6886	154.03	359,814	1900	1990	20	0	0	17.00	63.00

1 SNGL FAM – 100% - 2013 Heated Area: 2121 HX Base Yr 2013



432 N 3RD ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		250,192
TOTAL MARKET OB/XF VALUE		14,159
TOTAL LAND VALUE - MARKET		475,000
TOTAL MARKET VALUE		739,351
SOH/AGL Deduction		520,348
ASSESSED VALUE		219,003
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,281
TOTAL JUST VALUE		739,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		652,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151691	MTLROOF	13,300	07/21/2015
20151416	FIREDMG	92,000	06/18/2015
20121726	4X8 BRICK PAVERS	0	08/21/2012
20121008	NC GARAGE APT	65,000	05/24/2012
20120899	DEMO SHED (GR/UT)	100	05/17/2012
20111096	REMODEL	1,500	07/06/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2496/0219	9/09/2021	QC	U	I	11	100
GRANTOR: THARIN CATHERINE						
GRANTEE: THARIN LOUIS SETH I						
2382/1652	8/05/2020	QC	U	I	11	100
GRANTOR: THARIN CATHERINE						
GRANTEE: THARIN LOUIS SETH I						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2010] W5 STR=[YR=2008] N8W3 UOP=[YR=1993] N10W7
BAS=[YR=1993] N1W13 S35W2S30E1 UOP=[YR=1993] S7STR=[YR=2010]
S4E9N4W9$ E29N18 STR=[YR=2010] E7N10 W7S10$ N18W7S29W22$
E22N30W8 N34$ S34E7N24$ S8E3$ W3S16E1S1 E7N17$ PTR= E15
FUS=[YR=1993] E2N22 E13 UOP=[YR=1993] E7S22W7N22$ S22 E8
S30W2 UOP=[YR=1993] S7 W20 N7 E20 $ W21N30 $ W15 $.

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	1,420.00	1,420.00	100	1903	1903	3	20	284	
2	0855	CONC PAVER	0	100	0	0	1,375.00	SF	7.00	7.00	100	2012	2012	3	92	8,855	
3	0855	CONC PAVER	0	100	0	0	185.00	SF	7.00	7.00	100	1980	1980	3	30	389	
4	0825	BRICK	0	100	0	0	378.00	SF	12.50	12.50	100	2014	2014	3	98	4,631	

LAND DESCRIPTION

TOTAL OB/XF 14,159

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	100.00	98.00	100.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	475,000							

REVIEW DATE 06/14/2021 BY RK Total Acres: 0.00 Total Land Value: 475,000 Market: 0 Agricultural: 0 Common: 475,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

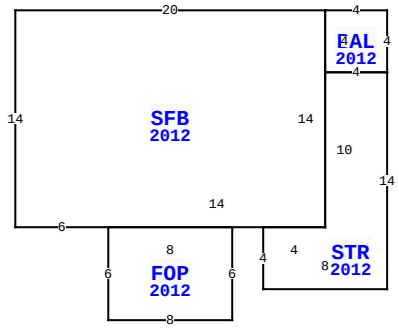
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

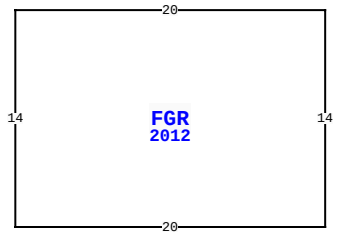
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	16	15	2012	2	117
FGR	280	55	2012	154	9,029
FOP	48	30	2012	14	820
SFB	280	80	2012	224	13,132
STR	72	10	2012	7	411
TOTALS	696			401	23,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	401	130.9000	69.38	27,821	2012	2012	10	0	0	5.50	84.50

2 ACCESORY U – 100% - 2013 Heated Area: 224 HX Base Yr 2013





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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		652,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091480	REMODEL	8,000	10/28/2009
20091230	UG 200 AMP SRVC	2,000	09/15/2009
20081802	H/AC	4,000	12/10/2008
20033408	REPAIR PORCH & DE	3,000	07/03/2003
2003733	METAL ROOF	6,400	08/17/2000
984950	REMODEL	6,000	02/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2496/0219	9/09/2021	QC	U	I	11	100
GRANTOR: THARIN CATHERINE						
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2382/1652	8/05/2020	QC	U	I	11	100
GRANTOR: THARIN CATHERINE						
GRANTEE: THARIN LOUIS SETH I						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2012] W20S14 E20N14$ PTR=N10 E4 STR=[YR=2012] N14
BAL=[YR=2012] N4W4 SFB=[YR=2012] W20S14 E6 FOP=[YR=2012] S6E8
N6W8$ E14N14$ S4E4$ W4S10W4S4 E8$ W4S10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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