

BLOCK 18 LOTS 7,8,9,19 THRU 22
& PT OF LOTS 10 THRU 13
IN OR 2493/1300

VIRTUE ROBERT D & CHERYL B L/E/
424 N 3RD STREET
FERNANDINA BEACH, FL 32034

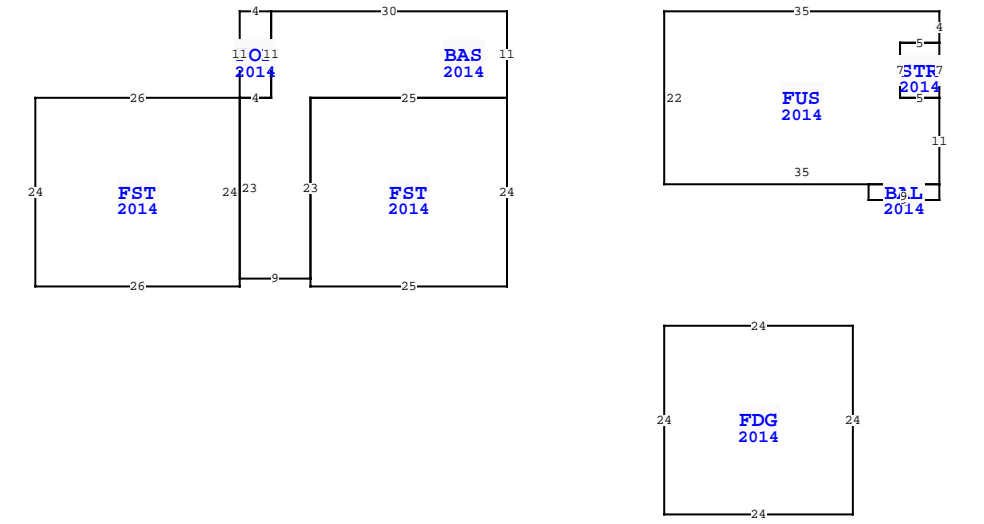
2025

00-00-31-1800-0018-0210



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,311	121.0300	159.76	369,205	2014	2014	0	0	4.75	95.25	



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		2
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	894,168	
TOTAL MARKET OB/XF VALUE	60,152	
TOTAL LAND VALUE - MARKET	765,000	
TOTAL MARKET VALUE	1,719,320	
SOH/AGL Deduction	379,419	
ASSESSED VALUE	1,339,901	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	1,289,179	
TOTAL JUST VALUE	1,719,320	
NCON VALUE	55,695	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,602,309	

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
BAL	18	15	2014	3	456
BAS	537	100	2014	537	81,716
FDG	576	60	2014	346	52,651
FOP	44	30	2014	13	1,978
FST	600	55	2014	330	50,217
FST	624	55	2014	343	52,195
FUS	735	100	2014	735	111,846
STR	35	10	2014	4	609
TOTALS	3,169			2,311	351,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222082	ADDITION	0	07/05/2022
20132332	NEW CONSTR	280,000	10/03/2013
20131513	DEMOLITION	8,000	06/28/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2493/1300	9/02/2021	LE U	I	I	11	100
GRANTOR: VIRTUE ROBERT & CHERY						
GRANTEE: VIRTUE SHAY S & EMI						
2493/1298	9/02/2021	LE U	I	I	11	100
GRANTOR: VIRTUE ROBERT D & CHE						
GRANTEE: VIRTUE SHAY S & EMI						

EXTRA FEATURES																		
L N	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	0	0			2,263.00	SF	7.00	100	2014	2014	3	94	14,891	
2	0855	CONC PAVER	0	100	0	0			1,134.00	SF	7.00	100	2014	2014	3	94	7,462	
3	0855	CONC PAVER	0	100	0	0			124.00	SF	7.00	100	2014	2014	3	94	816	
4	0500	FP-PRE FAB	0	100	0	0			4.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	6,160
5	0825	BRICK	0	100	0	0			1,812.00	SF	12.50	12.50	100	2013	2013	3	98	22,197
6	0825	BRICK	0	100	0	0			54.00	SF	12.50	12.50	100	2013	2013	3	98	662
7	0940	SHEDS/PORT	0	100	16	8			128.00	SF	30.00	30.00	100	2013	2013	3	55	2,112
8	0825	BRICK	0	100	0	0			268.00	SF	12.50	12.50	100	2013	2013	3	98	3,283
9	1128	BRICK 12"	0	100	7	2			14.00	SF	14.00	14.00	100	2013	2013	3	98	192
10	0825	BRICK	0	100	0	0			194.00	SF	12.50	12.50	100	2014	2014	3	98	2,377

424 N 3RD ST, FERNANDINA BEACH

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

BUILDING NOTES												
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BUILDING DIMENSIONS
 BAS=[YR=2014] W30 FOP=[YR=2014] W4 S11 FST=[YR=2014] W26 S24 E26 N24\$ E4 N11\$ S11 W4 S23 E9 FST=[YR=2014] S1 E25 N24 W25 S23\$ N23 E25 N11\$ PTR=E20 FUS=[YR=2014] E35 S4 STR=[YR=2014] S7 W5 N7 E5\$ W5 S7 E5 S11 BAL=[YR=2014] S2 W9 N2 E9\$ W35 N22\$ W20\$ PTR=E20 S40 FDG=[YR=2014] E24 S24 W24 N24\$ N40 W20\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	425,000								
2	000100	C	RES	100	0006	R-2	80.00	125.00	80.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	340,000								

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& PT OF LOTS 10 THRU 13
IN OR 2493/1300

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FERNANDINA BEACH, FL 32034

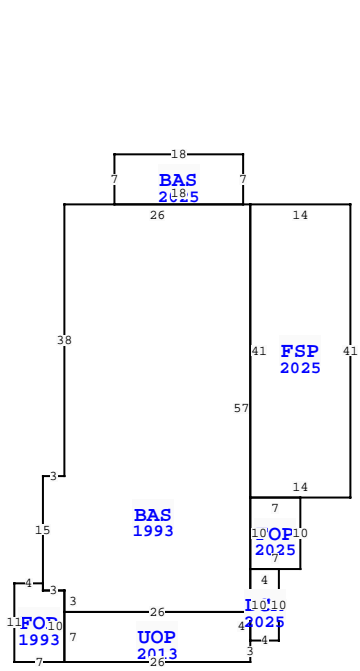
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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	2,952	106.2200	167.83	495,434	1900	2000		0	109.5	11.50	109.50
3 SFR CUST - 100% - 2020			Heated Area: 2592			HX Base Yr 2020						



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
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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	1,530	100	1993	1,530	281,174
BAS	126	100	2025	126	23,156
DCK	40	10	2025	4	735
FOP	74	30	1993	22	4,043
FOP	156	30	2013	47	8,637
FOP	70	30	2025	21	3,859
FSP	574	40	2025	230	42,268
FUS	936	100	1993	936	172,012
UOP	182	20	2013	36	6,616
TOTALS	3,688			2,952	542,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/1300	9/02/2021	LE U		I	11	100
GRANTOR: VIRTUE ROBERT & CHERY						
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EXTRA FEATURES																
L N	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

TOTAL OB/XF												
0												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993;ORIG=0,0] W26 S38 W3 S15 S1 E3 S3 E26 N57 \$												
FUS=[YR=1993;ORIG=30,0] E3 N15 E4 N12 E26 S31 W26 S6 W7 N10 \$												
UOP=[YR=2013;ORIG=-26,64] E26 N3 N4 W26 S7 \$												
FOP=[YR=2013;ORIG=63,4] S6 W26 N6 E26 \$												
FOP=[YR=1993;ORIG=-29,53] W4 S11 E7 N10 W3 N1 \$												
PTR=[ORIG=0,0] E30 W30 \$												
FSP=[YR=2025;ORIG=0,0] E14 S41 W14 N41 \$												
FOP=[YR=2025;ORIG=0,41] E7 S10 W7 N10 \$												
DCK=[YR=2025;ORIG=0,51] E4 S10 W4 N10 \$												
BAS=[YR=2025;ORIG=-19,-7] E18 S7 W18 N7 \$												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV