

BLK 57 LOTS 27 28 29 & 30 PT
OR 624/450 & W1/2 & N1/2 OF
VACATED 3RD ST LYING E & S

FERNANDINA PORT DEVELOPMENT
901 W LEGACY CENTER WAY
MIDVALE, UT 84047

2025

00-00-31-1800-0057-0272



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality 03 Quality Level 03

DOR CODE 1800MULTI STORY OFFICE

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	1,575	100	1993	1,575	119,527
FOP	234	30	1993	70	5,312
FOP	234	30	1993	70	5,312
FUS	1,435	100	1993	1,435	108,902
UUS	100	50	1993	50	3,794

TOTALS 3,578 3,200 242,847

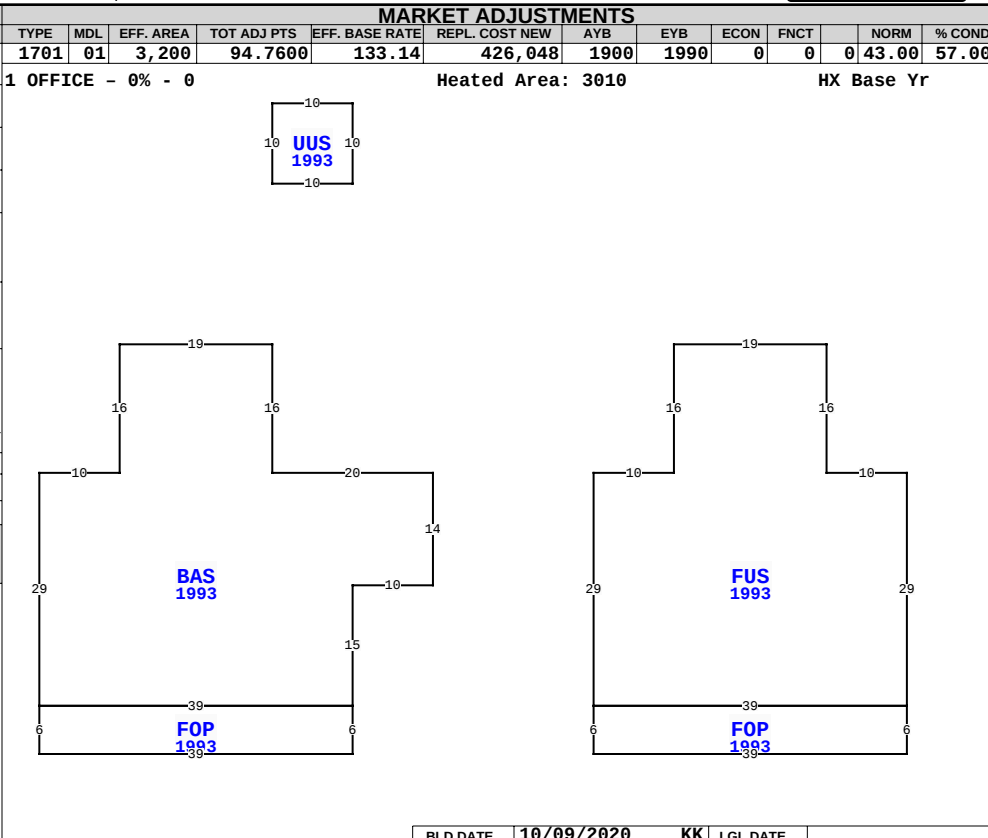
EXTRA FEATURES

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	0825	BRICK	0	0	0	0	368.00	SF	12.50	12.50	100	1987	1987	3	82	3,772	
2	1127	BRICK 8"	0	0	0	0	232.00	SF	11.00	11.00	100	1987	1987	3	82	2,093	
3	0646	LWN SPRK H	0	0	0	0	9.00	UT	2.00	2.00	100	2000	2000	3	23	4	
4	1242	WD DECK A	0	0	0	0	518.00	SF	15.00	15.00	100	2020	2020	3	86	6,682	

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0006	IW	70.00	130.00	13,002.00	SF		1.00	1.00	1.00	10.00	10.00	130,020							

REVIEW DATE 10/09/2020 BY KK



501 N 3RD ST, FERNANDINA BEACH

BLD DATE	10/09/2020	KK	LGL DATE	
XF DATE			LAND DATE	03/27/2025
INC DATE			AG DATE	DC

TOTAL OB/XF 12,551

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	001700	C	1STORY OFF	0	0006	IW	70.00	130.00	13,002.00	SF		1.00	1.00	1.00	10.00	10.00	130,020							

Total Acres: 0.00 Total Land Value: 130,020 Market: 0 Agricultural: 0 Common: 130,020

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		242,847
TOTAL MARKET OB/XF VALUE		12,551
TOTAL LAND VALUE - MARKET		130,020
TOTAL MARKET VALUE		385,418
SOH/AGL Deduction		206,325
ASSESSED VALUE		179,093
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		179,093
TOTAL JUST VALUE		385,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190111	XFOB	25,000	12/06/2019
20170074	REPAIR/RRF	14,000	01/10/2017
20120385	MINOR REPAIRS	500	03/09/2012
20081291	ELEC OTHER	5,000	08/12/2008
20060364	REMODEL	100,000	02/17/2006
20051114	ADDITION	1,000	01/25/2005

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20051114	ADDITION	1,000	01/25/2005

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W19 S16 W10 S29 FOP=[YR=1993] S6 E39 N6 W39\$ E39 N15 E10 N14 W20 N16\$ PTR= E50 FUS=[YR=1993] E19 S16 E10 S29 FOP=[YR=1993] S6 W39 N6 E39\$ W39 N29 E10 N16\$ W50\$ PTR= N20 UUS=[YR=1993] N10 E10 S10 W10\$ S20\$.			

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