BLOCK 188 LOT 3
IN OR 671 PG 1489
CITY OF FDNA BEACH

HAMPTON TIM
1246 S 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0188-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

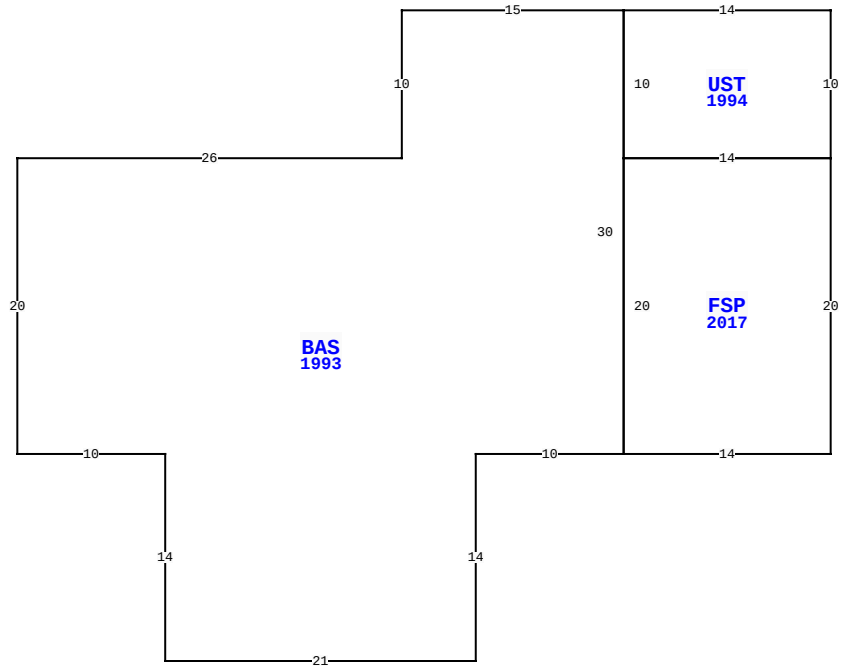
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	1993	1,264	103,243
FSP	280	40	2017	112	9,148
UST	140	45	1994	63	5,146
TOTALS	1,684			1,439	117,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,439	107.1200	107.12	154,146	1958	1958	0	0	0	23.75	76.25

1 SINGLE FAM – 0% - 0 Heated Area: 1264 HX Base Yr



1272 S 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	117,536
TOTAL MARKET OB/XF VALUE	3,452
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	250,988
SOH/AGL Deduction	59,722
ASSESSED VALUE	191,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,266
TOTAL JUST VALUE	250,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0671/1489	12/10/1992	WD	Q	I		32,000
GRANTOR: CARSON & SWEAT						
GRANTEE: HAMPTON TIM						
0635/1106	9/09/1991	WD	Q	I	01	100
GRANTOR: CARSON RUBY						
GRANTEE: CARSON R & SWEAT J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S10 W26 S20 E10 S14 E21 N14 E10
FSP=[YR=2017] E14 N20 UST=[YR=1994] N10 W14 S10 E14$ W14 S20$ N30$.

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	0810	CONCRETE A	0	0	0	0	319.00	SF	6.50	6.50	100	1980	1980	3	30	622	
2	0940	SHEDS/PORT	0	0	0	0	336.00	SF	30.00	30.00	100	1995	1995	3	20	2,016	
3	0680	POLE SHED	0	0	12	8	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	
4	0820	WOOD WALK	0	0	0	0	112.00	SF	11.75	11.75	100	1995	1995	3	40	526	
5	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1995	1995	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 3,452

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	0		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS