BLK 189 LOTS 1 & 8
IN OR 714/504
CITY OF FDNA BEACH S/D OSEC 24

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

2025

00-00-31-1800-0189-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

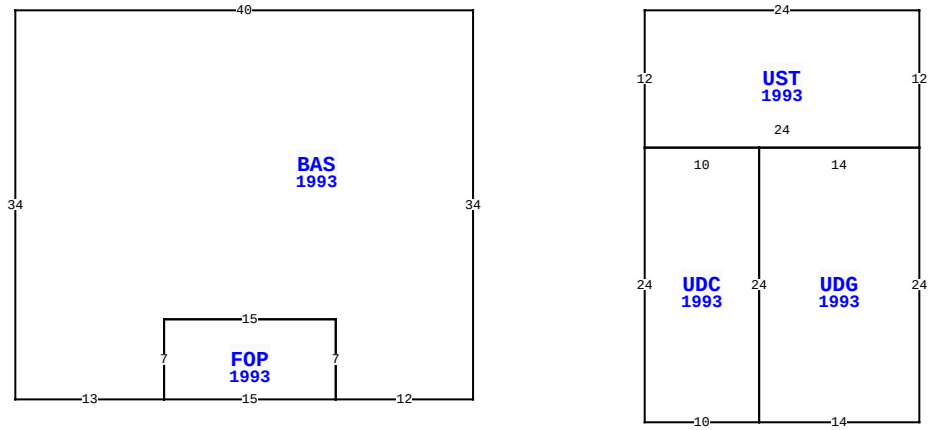
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	1,255	100	1993	1,255	79,736
FOP	105	30	1993	32	2,033
UDC	240	25	1993	60	3,812
UDG	336	55	1993	185	11,754
UST	288	45	1993	130	8,260
TOTALS	2,224			1,662	105,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,662	97.0000	97.00	161,214	1958	1960	0	0	0	34.50	65.50

1 SINGLE FAM – 0% - 0 Heated Area: 1255 HX Base Yr



1221 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	105,595
TOTAL MARKET OB/XF VALUE	5,044
TOTAL LAND VALUE - MARKET	158,600
TOTAL MARKET VALUE	269,239
SOH/AGL Deduction	71,824
ASSESSED VALUE	197,415
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,415
TOTAL JUST VALUE	269,239
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0714/0504	9/16/1994	WD	Q	I		60,000

GRANTOR: HAM VIRGIL M & RUBY M

GRANTEE: HAMPTON TIM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S34 E13 FOP=[YR=1993] E15 N7 W15 S7 $ N7 E15 S7 E12 N34 $ PTR= E15 UST=[YR=1993] E24 S12 UDG=[YR=1993] S24 W14 UDC=[YR=1993] W10 N24 E10 S24 $ N24 E14 $ W24 N12$ 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	0940	SHEDS/PORT	0	0	24	13	312.00	SF	30.00	30.00	100	1980	1980	3	20	1,872	
2	0680	POLE SHED	0	0	24	26	624.00	SF	10.00	10.00	100	1980	1980	3	20	1,248	
3	0681	POLE SHED	0	0	24	12	288.00	SF	15.00	15.00	100	1980	1980	3	20	864	
4	0810	CONCRETE A	0	0	0	0	195.00	SF	6.50	6.50	100	1980	1980	3	30	380	
5	0681	POLE SHED	0	0	24	7	168.00	SF	15.00	15.00	100	2000	2000	3	27	680	

LAND DESCRIPTION

TOTAL OB/XF 5,044

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	225.00	100.00	FF		1.00	1.00	1.22	1,300.00	1,586.00	158,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 158,600 Market: 0 Agricultural: 0 Common: 158,600 PRINTED 07/30/2025 BY SYS