BLK 189 LOTS 2 & 7
IN OR 503/829
CITY OF FDNA BEACH S/D OF

HAMPTON TIMOTHY JOSEPH
1246 S 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0189-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

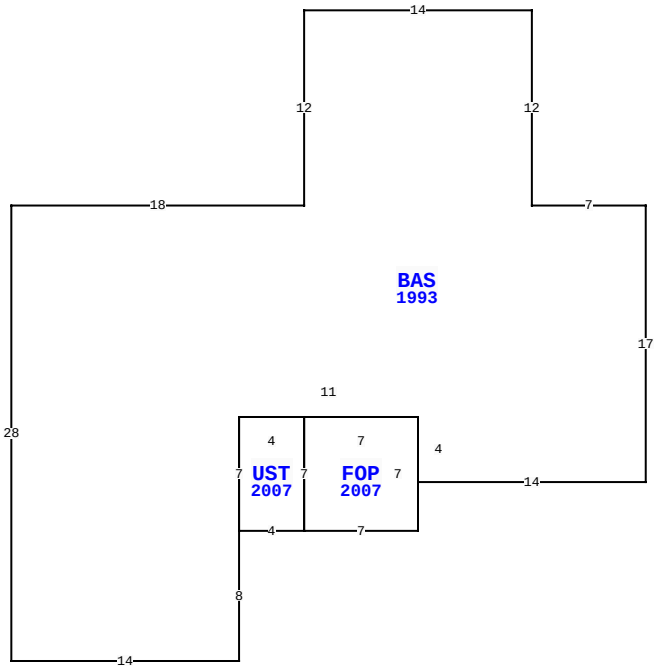
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0800	MULTI-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	941	100	1993	941	64,494
FOP	49	30	2007	15	1,028
UST	28	45	2007	13	891
TOTALS	1,018			969	66,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	969	89.3000	89.30	86,532	1938	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 0% - 0 Heated Area: 941 HX Base Yr



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

1246 S 3RD ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		179,494
TOTAL MARKET OB/XF VALUE		5,744
TOTAL LAND VALUE - MARKET		158,600
TOTAL MARKET VALUE		343,838
SOH/AGL Deduction		181,159
ASSESSED VALUE		162,679
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,957
TOTAL JUST VALUE		343,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8482	CHNGE SRVC	300	10/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0503/0829	11/01/1986	WD	U	I		100
GRANTOR:						
GRANTEE:						
0239/0213	3/01/1977	WD	U	I		11,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N12 W14 S12 W18 S28 E14 N8 UST=[YR=2007] E4 FOP=[YR=2007] E7 N7 W7 S7$ N7 W4 S7$ N7 E11 S4 E14 N17$.

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	100	16	22	352.00	SF	6.50	6.50	100	1984	1984	3	41	938	
2	0940	SHEDS/PORT	0	100	15	20	300.00	SF	30.00	30.00	100	1984	1984	3	20	1,800	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1995	1995	3	20	576	
5	1242	WD DECK A	0	100	10	25	250.00	SF	10.00	10.00	100	1984	1984	3	20	500	
6	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	1984	1984	3	20	40	

LAND DESCRIPTION

TOTAL OB/XF 5,744

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	000800	C	MULTI-FAMILY	100	0007	RM	100.00	225.00	100.00	FF		1.00	1.00	1.22	1,300.00	1,586.00	158,600							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 158,600 Market: 0 Agricultural: 0 Common: 158,600 PRINTED 07/30/2025 BY SYS

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2025

00-00-31-1800-0189-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

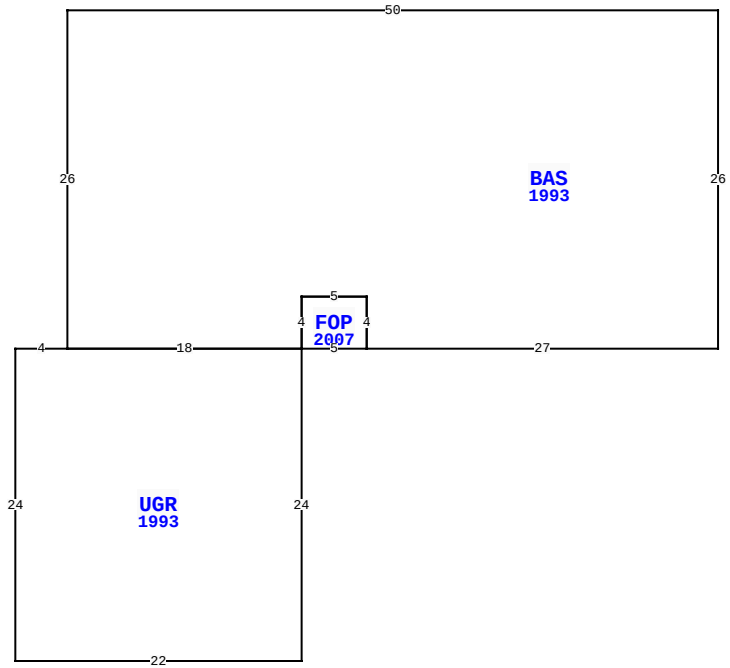
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	0800	MULTI-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	1,280	100	1993	1,280	94,976
FOP	20	30	2007	6	445
UGR	528	45	1993	238	17,660
TOTALS	1,828			1,524	113,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,524	106.0000	106.00	161,544	1984	1984	0	0	0	30.00	70.00

2 SINGLE FAM – 100% - 0 Heated Area: 1280 HX Base Yr



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INCOME VALUE		
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GRANTOR:						
GRANTEE:						
0239/0213	3/01/1977	WD	U	I		11,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S26 UGR=[YR=1993] W4 S24 E22 N24 W18 $ E18
FOP=[YR=2007] E5 N4 W5 S4$ N4 E5 S4 E27 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 158,600 Market: 0 Agricultural: 0 Common: 158,600 PRINTED 07/30/2025 BY SYS