BLK 189 LOT 3
IN OR 1016/823
CITY OF FDNA BEACH S/D OF

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

2025

00-00-31-1800-0189-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

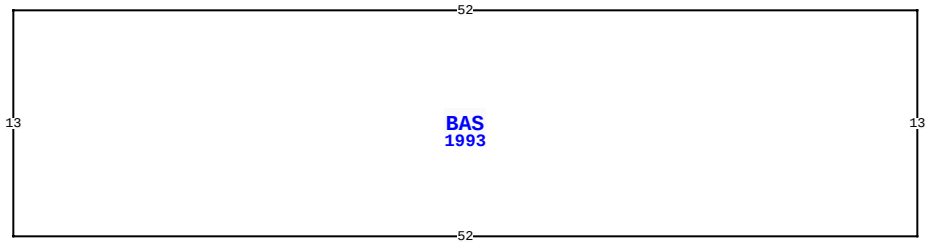
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	676	100	1993	676	15,705
TOTALS	676			676	15,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	676	96.8000	77.44	52,349	1981	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 676 HX Base Yr



1278 S 3RD 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	15,705
TOTAL MARKET OB/XF VALUE	512
TOTAL LAND VALUE - MARKET	113,360
TOTAL MARKET VALUE	129,577
SOH/AGL Deduction	56,077
ASSESSED VALUE	73,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,500
TOTAL JUST VALUE	129,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1016/0823	10/29/2001	WD	Q	I		30,000
GRANTOR: BROWN DEBBIE LANE						
GRANTEE: HAMPTON TIMOTHY J						
0783/0649	1/27/1997	WD	Q	V	01	100
GRANTOR: BROWN JAMES M						
GRANTEE: BROWN DEBBIE LANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S13 E52 N13 $.

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	1243	WD DECK F	0	0	8	12	96.00	SF	8.00	8.00	100	1996	1996	3	20	154	
2	1243	WD DECK F	0	0	14	16	224.00	SF	8.00	8.00	100	1990	1990	3	20	358	

LAND DESCRIPTION

TOTAL OB/XF 512

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	0007	RM	100.00	125.00	100.00	FF		1.00	1.00	0.87	1,300.00	1,133.60	113,360							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 113,360 Market: 0 Agricultural: 0 Common: 113,360 PRINTED 07/30/2025 BY SYS