BLK 189 LOT 4
IN OR 640/626
CITY OF FDNA BEACH S/D OF

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

2025

00-00-31-1800-0189-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	02	Quality Level 02

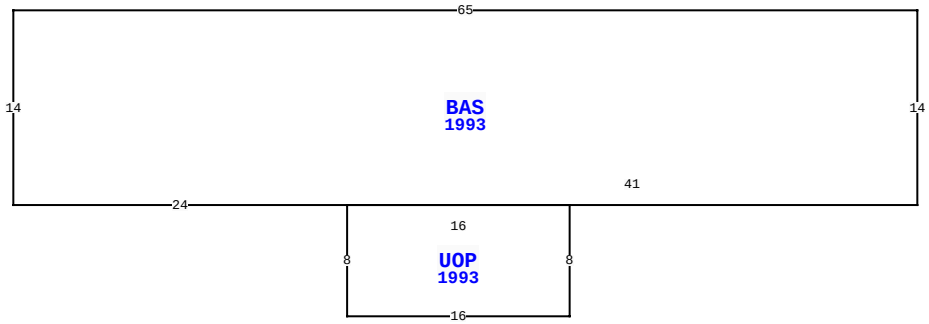
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	1993	910	10,172
UOP	128	25	1993	32	358
TOTALS	1,038			942	10,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	942	69.8600	55.89	52,648	1978	1978	0	0	15	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 910 HX Base Yr



1292 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	66,446
TOTAL MARKET OB/XF VALUE	1,968
TOTAL LAND VALUE - MARKET	113,360
TOTAL MARKET VALUE	181,774
SOH/AGL Deduction	51,446
ASSESSED VALUE	130,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,328
TOTAL JUST VALUE	181,774
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6169	REMODEL	0	08/29/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0640/0626	11/05/1991	WD	Q	I	05	29,000
GRANTOR: BARNETT BANK NASSAU						
GRANTEE: HAMPTON TIMOTHY J						
0638/0800	10/10/1991	CT	U	I	14	1,000
GRANTOR: STEWART JACKIE ETAL						
GRANTEE: BARNETT BANK NASSAU						

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	27	25	675.00	SF	6.50	6.50	100	1980	1980	3	30	1,316	
2	1243	WD DECK F	0	0	16	8	128.00	SF	8.00	8.00	100	1993	1993	3	20	205	
3	1243	WD DECK F	0	0	11	4	44.00	SF	7.20	7.20	100	1993	1993	3	20	63	
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2003	2003	3	20	384	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S14 E24 UOP=[YR=1993] S8 E16 N8 W16 $ E41 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 1,968

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 06/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 113,360 Market: 0 Agricultural: 0 Common: 113,360 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	07	CORK/VTILE 20
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

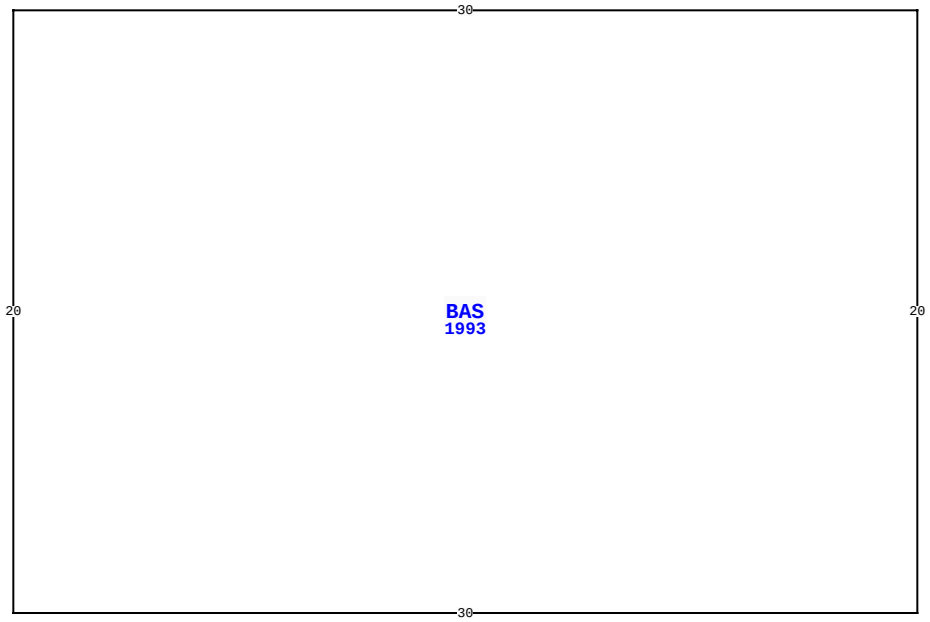
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	55,916
TOTALS	600			600	55,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	600	108.6800	108.68	65,208	1988	1995	0	0	0	14.25	85.75

2 SINGLE FAM – 0% - 0 Heated Area: 600 HX Base Yr



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 E30 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 113,360 Market: 0 Agricultural: 0 Common: 113,360 PRINTED 07/30/2025 BY SYS