BLK 189 LOT 6
IN OR 1178/145
CITY OF FDNA BEACH S/D OF

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

2025

00-00-31-1800-0189-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

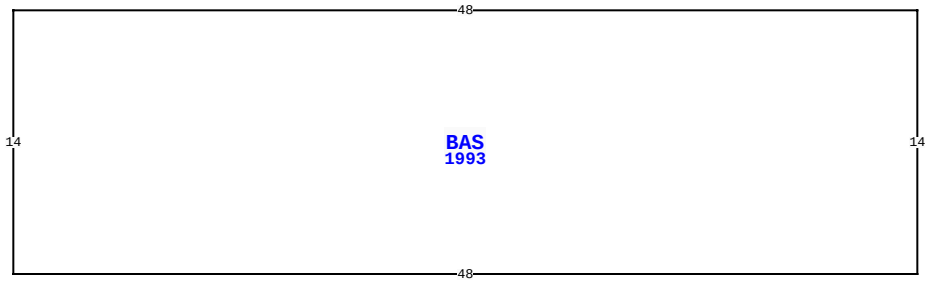
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	672	100	1993	672	15,031
TOTALS	672			672	15,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	93.2000	74.56	50,104	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



1271 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	15,031
TOTAL MARKET OB/XF VALUE	7,680
TOTAL LAND VALUE - MARKET	104,000
TOTAL MARKET VALUE	126,711
SOH/AGL Deduction	54,944
ASSESSED VALUE	71,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,767
TOTAL JUST VALUE	126,711
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1178/0145	10/06/2003	WD	U	I	07	100
GRANTOR: ADAMS JUDY						
GRANTEE: HAMPTON TIMOTHY J						
1161/1986	8/13/2003	WD	Q	I		38,000
GRANTOR: ADAMS JUDY						
GRANTEE: HAMPTON TIMOTHY J						

BUILDING NOTES

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	0511	GARAGE CB-	0	0	32	30	960.00	SF	40.00	40.00	100	1960	1960	3	20	7,680	

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S14 E48 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 7,680

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	0.80	1,300.00	1,040.00	104,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 07/30/2025 BY SYS