BLK 190 LOTS 3 & 6
UTILITY ESMT IN OR 808/867
CITY OF FDNA BEACH

PEEPLES CHARLES A/PIPPIN JAMIE L
1316 SOURTH 3RD STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0190-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	01	Quality Level 01

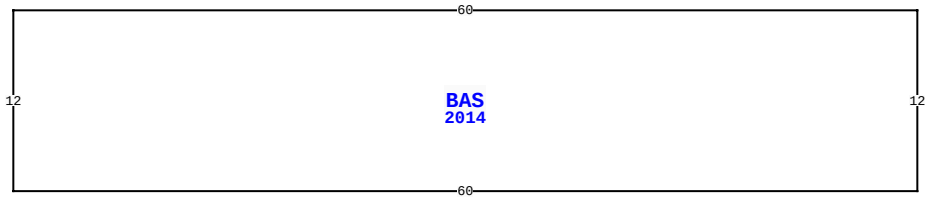
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2014	720	8,744
TOTALS	720			720	8,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	50.6000	40.48	29,146	1973	1973	0	0	0	70.00	30.00

3 M/H 93- – 0% - 2023 Heated Area: 720 HX Base Yr



1316 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	8,744
TOTAL MARKET OB/XF VALUE	370
TOTAL LAND VALUE - MARKET	260,000
TOTAL MARKET VALUE	269,114
SOH/AGL Deduction	54,371
ASSESSED VALUE	214,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,743
TOTAL JUST VALUE	269,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHA97060	MH MOVE-ON	0	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/0408	9/16/2022	QC	U	I	11	100
GRANTOR: PEEPLES CHARLES A						
GRANTEE: PEEPLES CHARLES A &						
2148/0119	9/20/2017	QC	U	I	11	100
GRANTOR: PEEPLES KIRBY T JR &						
GRANTEE: PEEPLES CHARLES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W60 S12 E60 N12$.

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	1242	WD DECK A	0	0	6	10	60.00	SF	10.00	10.00	100	1985	1985	3	20	120	
2	0749	M/H STORG	0	0	0	0	1.00	UT	250.00	250.00	100	2009	2009	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 370

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	225.00	100.00	FF		1.00	1.00	2.00	1,300.00	2,600.00	260,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 07/30/2025 BY SYS