BLK 190 LOT 4
IN OR 2154/1677
UTILITY ESMT IN OR 808/867

PEEPLES KIRBY/PEEPLES KIRBY T ET AL
1295 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0190-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

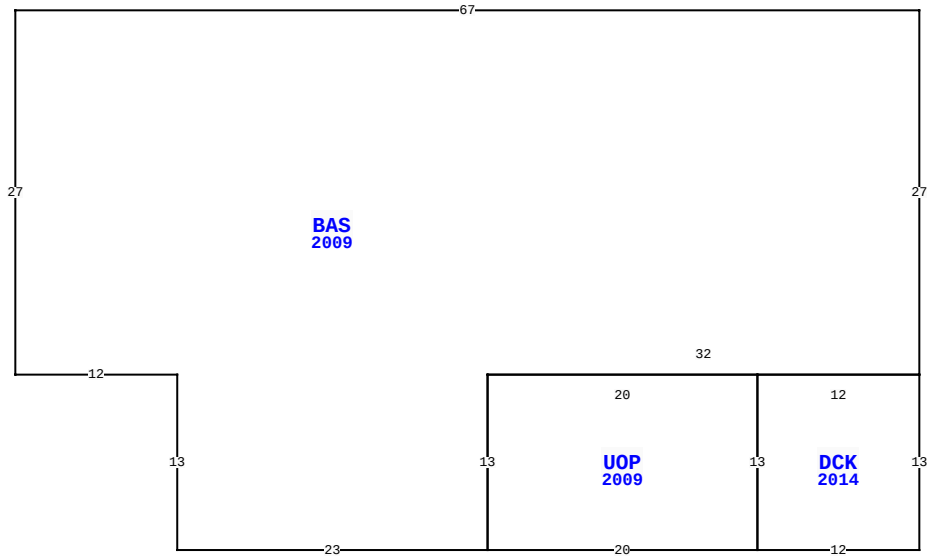
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame		N/A 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	2,108	100	2009	2,108	21,742
DCK	156	15	2014	23	237
UOP	260	25	2009	65	670
TOTALS	2,524			2,196	22,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	2,196	64.4600	51.57	113,248	1990	1990	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 2108 HX Base Yr



1322 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	22,650
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	152,650
SOH/AGL Deduction	61,926
ASSESSED VALUE	90,724
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,724
TOTAL JUST VALUE	152,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2154/1677	9/20/2017	QC	U	I	11	100
GRANTOR: PEEPLES RUBY M						
GRANTEE: PEEPLES RUBY M & KI						
0168/0447	1/01/1974	MS	U	V		4,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W67 S27 E12 S13 E23 UOP=[YR=2009] E20
DCK=[YR=2014] E12 N13 W12 S13$ N13 W20 S13$ N13 E32 N27$.

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
1	000100	C	RES	0	0007	RM	100.00	125.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS