BLOCK 269 LOT 19 & S1/2 OF 20
IN OR 1617/1302
CITY OF FDNA BEACH

SOUTHWICK ASSOCIATES INC
PO BOX 6435
FERNANDINA BEACH, FL 32035-6435

2025

00-00-31-1800-0269-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

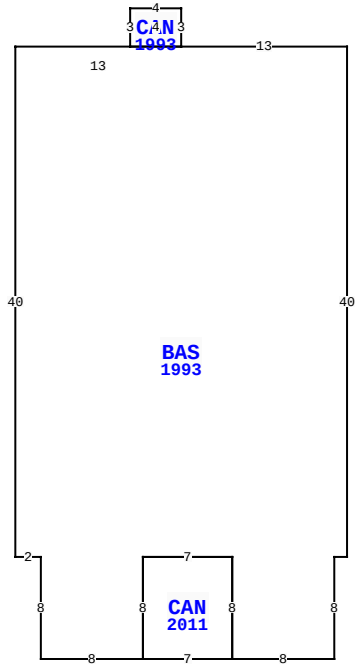
DOR CODE 1700 OFFICE BUILDINGS
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100	1993	1,168	35,823
CAN	12	30	1993	4	123
CAN	56	30	2011	17	521
TOTALS	1,236			1,189	36,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,189	99.2250	139.41	165,758	1946	1975	0	0	0	78.00	22.00

1 OFFICE – 0% - 0 Heated Area: 1168 HX Base Yr



23 S 3RD ST, FERNANDINA BEACH

BLD DATE	06/17/2021	KK	LGL DATE	
XF DATE	06/17/2021	KK	LAND DATE	03/27/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	36,467
TOTAL MARKET OB/XF VALUE	6,155
TOTAL LAND VALUE - MARKET	247,000
TOTAL MARKET VALUE	289,622
SOH/AGL Deduction	34,471
ASSESSED VALUE	255,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,151
TOTAL JUST VALUE	289,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062328	ELEC OTHER	6,000	10/13/2006
20062297	OTHER	2,000	10/09/2006
20062285	H/AC	6,000	10/05/2006
20062030	TEMP POLE	400	09/01/2006
20061947	REMODEL	85,000	08/18/2006
20020197	OTHER	100	02/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1617/1302	4/21/2009	WD	U	I	12	235,000
GRANTOR: PROSPERITY BANK						
GRANTEE: SOUTHWICK ASSOCIATE						
1597/0291	12/12/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: PROSPERITY BANK						

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	20	12	240.00	SF	40.00	40.00	100	1980	1980	3	30	2,880	
2	1242	WD DECK A	0	0	16	7	112.00	SF	10.00	10.00	100	2001	2001	3	20	224	
3	0646	LWN SPRK H	0	0	0	0	11.00	UT	4.00	4.00	100	2002	2002	3	27	12	
4	0810	CONCRETE A	0	0	0	0	380.00	SF	6.50	6.50	100	2000	2000	3	77	1,902	
5	1242	WD DECK A	0	0	0	0	301.00	SF	10.00	10.00	100	2005	2005	3	22	662	
6	0810	CONCRETE A	0	0	19	5	95.00	SF	6.50	6.50	100	2000	2000	3	77	475	

BUILDING DIMENSIONS

BAS=[YR=1993] W13 CAN=[YR=1993] N3 W4 S3 E4$ W13 S40 E2 S8 E8
CAN=[YR=2011] E7 N8 W7 S8$ N8 E7 S8 E8 N8 E1 N40$.

LAND DESCRIPTION

TOTAL OB/XF 6,155

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	001700	C	1STORY OFF	0	0003	C-3	38.00	100.00	3,800.00	SF		1.00	1.00	1.00	65.00	65.00	247,000							

REVIEW DATE 06/17/2021 BY KK Total Acres: 0.00 Total Land Value: 247,000 Market: 0 Agricultural: 0 Common: 247,000 PRINTED 07/30/2025 BY SYS