BLOCK 270 LOT 21
CITY OF FDNA BEACH

KENNEDY DENIS M/CROSBY CHARLIE T
141 S 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0270-0210

BUILDING CHARACTERISTICS

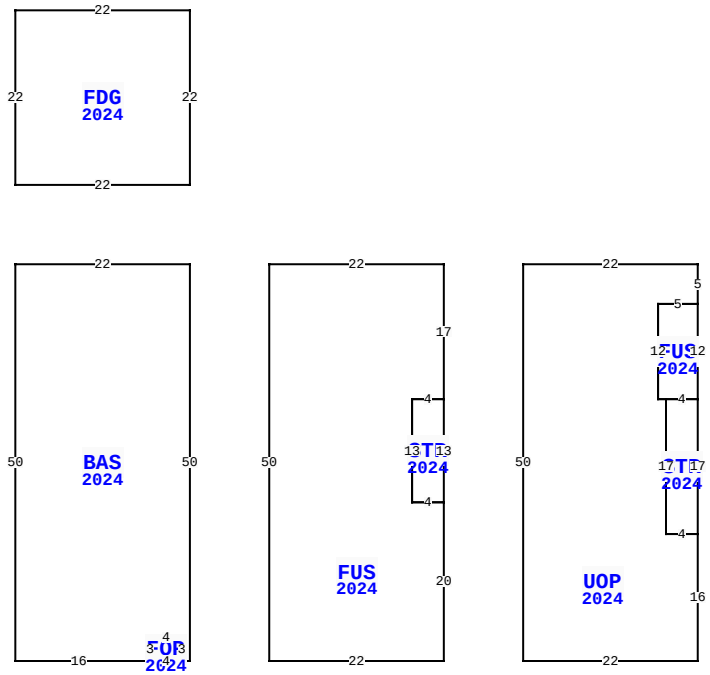
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	2024	1,088	337,666
FDG	484	60	2024	290	90,003
FOP	12	30	2024	4	1,241
FUS	60	100	2024	60	18,621
FUS	1,048	100	2024	1,048	325,251
STR	52	10	2024	5	1,551
STR	68	10	2024	7	2,172
UOP	972	20	2024	194	60,209
TOTALS	3,784			2,696	836,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	2,696	311.0723	311.07	838,645	2023	2023	0	0	0	0.23	99.77

1 TOWNHOUSE – 100% - 2024 Heated Area: 2196 HX Base Yr 2024



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	03/25/2024 MLU
AG DATE	

141 S 3RD ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		836,716
TOTAL MARKET OB/XF VALUE		11,890
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		973,606
SOH/AGL Deduction		72,954
ASSESSED VALUE		900,652
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		849,930
TOTAL JUST VALUE		973,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		933,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200437			03/29/2023
20200438	GARAGE	22,225	11/13/2020
20200437	NEW CONSTR	277,521	11/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/0426	3/28/2023	SW	U	I	32	691,200
GRANTOR: HARBOR VIEW-ARTISAN L						
GRANTEE: KENNEDY DENIS M & C						
2104/1308	2/28/2017	SW	Q	I	05	1,750,000
GRANTOR: FERNANDINA LUMBER & S						
GRANTEE: HARBOR VIEW-ARTISAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E22 S50 W1 N3 W4 S3 W1 W16 N50 $
FUS=[YR=2024;ORIG=42,10] E22 S17 W4 S13 E4 S20 W22 N50 $
UOP=[YR=2024;ORIG=74,10] E22 S5 W5 S12 E1 S17 E4 S16 W22 N50 $
FDG=[YR=2024;ORIG=10,0] E22 N22 W22 S22 $
STR=[YR=2024;ORIG=92,27] E4 S17 W4 N17 $
FUS=[YR=2024;ORIG=91,15] E5 S12 W4 W1 N12 $
STR=[YR=2024;ORIG=60,27] E4 S13 W4 N13 $
FOP=[YR=2024;ORIG=27,57] E4 S3 W4 N3 $
.

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	
2	0855	CONC PAVER	0	100	0	0	169.00	SF	10.00	10.00	100	2024	2023		100	1,690	

LAND DESCRIPTION

TOTAL OB/XF 11,890

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	000310	C	TOWNHOUSE	100	0006	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	50.00	50.00	125,000							

REVIEW DATE 01/29/2024 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS