BLOCK 270 LOT 25
CITY OF FDNA BEACH

SORTERUP MARY & GERALD JR/DAMATO FRANK P & JENNIFE
111 S 3RD STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0270-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

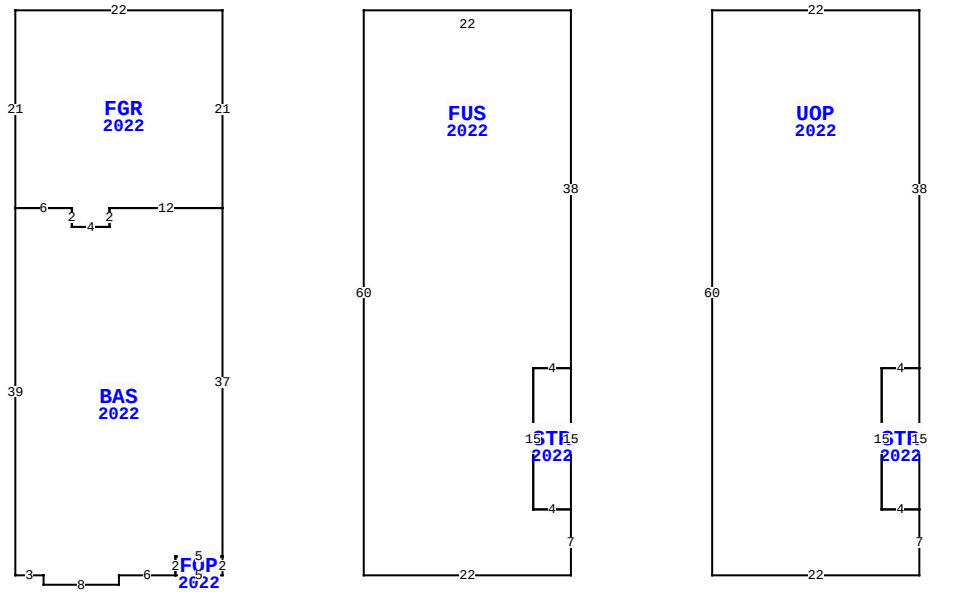
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	0	0 100
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	848	100	2022	848	229,845
FGR	470	55	2022	258	69,929
FOP	10	30	2022	3	813
FUS	1,260	100	2022	1,260	341,516
STR	60	10	2022	6	1,626
STR	60	10	2022	6	1,626
UOP	1,260	20	2022	252	68,303
TOTALS	3,968			2,633	713,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	2,633	273.2317	273.23	719,415	2022	2022	0	0	0	0.80	99.20

1 TOWNHOUSE – 100% - 2023 Heated Area: 2108 HX Base Yr 2023



117 S 3RD ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		713,660
TOTAL MARKET OB/XF VALUE		16,556
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		855,216
SOH/AGL Deduction		271,327
ASSESSED VALUE		583,889
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		533,167
TOTAL JUST VALUE		855,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		823,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200212	NEW CONSTR	307,461	10/29/2020
20183226	NEW CONSTR	299,947	09/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/0869	5/13/2022	SW	Q	I	01	603,000
GRANTOR: HARBOR VIEW-ARTISAN L						
GRANTEE: DAMATO FRANK PAUL &						
2104/1308	2/28/2017	SW	Q	I	05	1,750,000
GRANTOR: FERNANDINA LUMBER & S						
GRANTEE: HARBOR VIEW-ARTISAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W22 S21 BAS=[YR=2022] S39 E3 S1 E8 N1 E6 FOP=[YR=2022] E5 N2 W5 S2$ N2 E5 N37 W12 S2 W4 N2 W6$ E6 S2 E4 N2 E12 N21$ PTR=E15 FUS=[YR=2022] E22 S38 STR=[YR=2022] S15 W4 N15 E4$ W4 S15 E4 S7 W22 N60$ E37 UOP=[YR=2022] E22 S38 STR=[YR=2022] S15 W4 N15 E4$ W4 S15 E4 S7 W22 N60$ W52$.

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	0855	CONC PAVER	0	100	0	0	642.00	SF	10.00	10.00	100	2022	2022	3	99	6,356	
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 16,556

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 04/12/2023 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS