

BLOCK 273 LOTS 2 3 4 26 TO 30
 ALL 24 & 25 SE OF SAL RW
 IN OR 1821/967

YOUNG RICHARD D & RAYE D
 209 S 3RD ST
 FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0273-0020

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 04 | PLYWOOD | 50 |
| Interior Wall | 05 | DRYWALL | 50 |
| Interior Floo | 08 | SHT VINYL | 80 |
| Interior Floo | 09 | PINE WOOD | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 1 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| BUD8 Adjustme | 02 | DIST FB | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 02 | Quality Level | 02 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1001.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,344 | 100 | 1993 |
| TOTALS | 1,344 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|-----------|------------|--------|-------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | |
| 0100 | 01 | 1,344 | 100.7760 | 100.78 | 135,448 | 1945 | 1990 | | 0 | 0 | 15.75 | 84.25 | | |
| 1 SINGLE FAM - 0% - 0 Heated Area: 1344 HX Base Yr | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| 209 S 3RD ST, FERNANDINA BEACH | | | | | | | | | | | | | | |
| | | | | BLD DATE | | | | | LGL DATE | | | | | |
| | | | | XF DATE | | | | | LAND DATE | 05/22/2025 | MLU | | | |
| | | | | INC DATE | | | | | AG DATE | | | | | |

| VALUATION SUMMARY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 114,115 | |
| TOTAL MARKET OB/XF VALUE | | 0 | |
| TOTAL LAND VALUE - MARKET | | 393,125 | |
| TOTAL MARKET VALUE | | 507,240 | |
| SOH/AGL Deduction | | 160,293 | |
| ASSESSED VALUE | | 346,947 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 346,947 | |
| TOTAL JUST VALUE | | 507,240 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 478,730 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| 20131181 | ROOF | 5,800 | 05/24/2013 |
| 20034303 | REMODEL | 0 | 12/12/2003 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1821/0967 | 10/23/2012 | WD | U | I | 12 | 105,000 |
| GRANTOR: SMITH HERBERT B & KAT | | | | | | |
| GRANTEE: YOUNG RICHARD D & R | | | | | | |
| 0338/0671 | 9/01/1981 | WD | Q | I | | 21,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|--------------------------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 |
| 209 S 3RD ST, FERNANDINA BEACH | | | | | | | | | | | | | | | | |
| TOTAL OB/XF 0 | | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W4 N7 W24 S49 E28 N42\$. | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 0006 | MU-1 | 75.00 | 125.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 4,250.00 | 4,250.00 | 318,750 | | | | | | | |
| 2 | 000100 | C | RES | 0 | 0006 | MU-1 | 35.00 | 75.00 | 35.00 | FF | | 1.00 | 1.00 | 0.50 | 4,250.00 | 2,125.00 | 74,375 | | | | | | | |