

BLOCK 274 LOTS 2 & 3
IN OR 2016/500
CITY OF FDNA BEACH

DAUGHERTY DONNA L
312 S 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0274-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																						
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																				
Exterior Wall	05	AVERAGE 100								0100	01	1,184	103.9860	103.99	123,124	1944	1944	0	0	40	27.25	32.75	VALUATION BY																			
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2016										Heated Area: 1072										HX Base Yr 2016												
Roof Cover	03	COMP SHNGL 100																		Tax Group: 2										Tax Dist:												
Interior Wall	04	PLYWOOD 100																		BUILDING MARKET VALUE										40,323												
Interior Floo	14	CARPET 80																		TOTAL MARKET OB/XF VALUE										2,293												
Interior Floo	08	SHT VINYL 20																		TOTAL LAND VALUE - MARKET										212,500												
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										255,026												
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										165,079												
Bedrooms	2	100																		ASSESSED VALUE										89,947												
Bathrooms	2	100																		TOTAL EXEMPTION VALUE										HX HB 50,722												
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										39,225												
Stories	1.	1. 100																		TOTAL JUST VALUE										255,026												
Units	0	100								NCON VALUE										0																						
BUD8 Adjustme	02	DIST FB 100								INCOME VALUE																																
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										240,808																						
Quality																						01	Quality Level 01																			
DOR CODE																						0100	SINGLE FAMILY																			
MAP NUM																						MKT AREA										01										
NEIGHBORHOOD/LOC																						1001.00																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,072	100	1993	1,072	36,509																																					
FEP	140	80	1993	112	3,814																																					
TOTALS																						1,212			1,184	40,323																
EXTRA FEATURES																						312 S 3RD ST, FERNANDINA BEACH																				
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																									
1	0510	GARAGE WD-	0	100	12	24	288.00	SF	35.00	35.00	100	1960	1960	3	20	2,016																										
2	1242	WD DECK A	0	100	0	0	65.00	SF	10.00	10.00	100	2004	2004	3	21	137																										
3	1242	WD DECK A	0	100	5	5	25.00	SF	10.00	10.00	100	1970	1970	3	20	50																										
LAND DESCRIPTION																						TOTAL OB/XF										2,203										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0006	MU-1	50.00	125.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500																									
REVIEW DATE 06/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS																																										