BLOCK 274 LOTS 25 & 26
CITY OF FDNA BEACH

RUSHLOW DONNA T REV LVG TRUST/RUSHLOW DONNA TURNER
3694 HEDRICK ST
JACKSONVILLE, FL 32205

2025

00-00-31-1800-0274-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

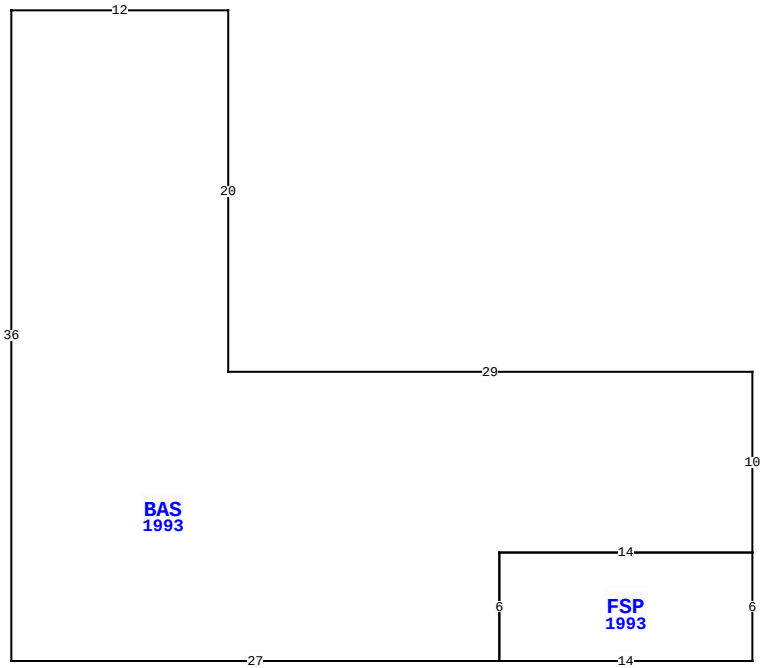
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	812	100	1993	812	64,478
FSP	84	40	1993	34	2,700
TOTALS	896			846	67,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	846	103.4550	103.46	87,527	1960	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 0% - 0 Heated Area: 812 HX Base Yr



315 S 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	67,177
TOTAL MARKET OB/XF VALUE	74
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	279,751
SOH/AGL Deduction	51,946
ASSESSED VALUE	227,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,805
TOTAL JUST VALUE	279,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2288/1058	6/21/2019	WD	U	I	11	100
GRANTOR: RUSHLOW DONNA & DONAL						
GRANTEE: RUSHLOW DONNA TURNE						
2268/1830	4/16/2019	QC	U	I	11	100
GRANTOR: RUSHLOW DONALD & DONN						
GRANTEE: RUSHLOW DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 N20 W12 S36 E27 FSP=[YR=1993] E14 N6 W14 S6$ N6 E14 N10$.

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	1243	WD DECK F	0	0	6	7	42.00	SF	8.00	8.00	100	2005	2005	3	22	74	

LAND DESCRIPTION

TOTAL OB/XF 74

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	000100	C	RES	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS