BLOCK 279 N1/2 OF LOT 1 &
N1/2 OF LOTS 31 THRU 34
CITY OF FDNA BEACH

BUCHANAN DIANA L
402 S 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0279-0011

BUILDING CHARACTERISTICS

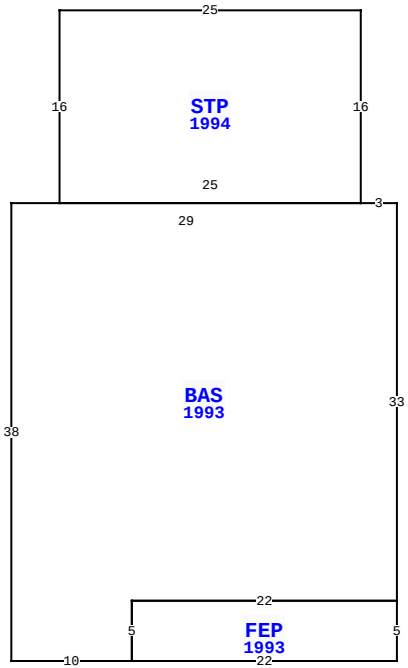
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		1 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	1993	1,106	90,101
FEP	110	80	1993	88	7,169
STP	400	10	1994	40	3,259
TOTALS	1,616			1,234	100,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,234	101.2035	101.20	124,881	1930	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1106 HX Base Yr 2006



402 S 3RD ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		100,529
TOTAL MARKET OB/XF VALUE		2,254
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		272,783
SOH/AGL Deduction		171,981
ASSESSED VALUE		100,802
TOTAL EXEMPTION VALUE	HX HB WX SX	100,802
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		272,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990014	REPAIRS & REROOF	6,000	03/10/1999
8430	REPAIR/RRF	4,000	07/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0727/1871	4/20/1995	WD	Q	I	01	100

GRANTOR: BUCHANAN FARLEY T L &
GRANTEE: BUCHANAN FARLEY T L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 STP=[YR=1994] N16 W25 S16 E25 $ W29 S38 E10
FEP=[YR=1993] E22 N5 W22 S5 $ N5 E22 N33$.

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	0940	SHEDS/PORT	0	100	20	9	180.00	SF	30.00	30.00	100	1989	1989	3	20	1,080	
2	0351	CARPORT MT	0	100	20	18	360.00	SF	6.30	6.30	100	1996	1996	3	20	454	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1996	1996	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 2,254

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	100	0006	MU-1	50.00	125.00	50.00	FF		1.00	1.00	0.80	4,250.00	3,400.00	170,000							

REVIEW DATE 12/27/2023 BY TWA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS