BLK 307 LOTS 5 & 6
CITY OF FDNA BEACH S/D OF
SEC 24-3N-28E UNR

WHIDDON JOHN HOUSTON & MOLLY
1291 S 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0307-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

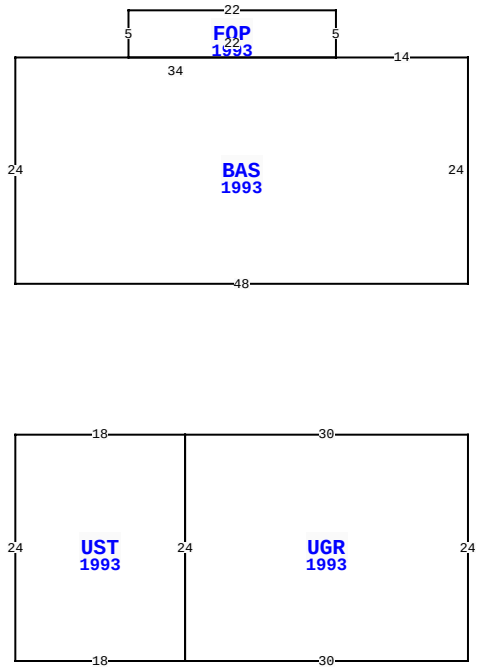
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	48,591
FOP	110	30	1993	33	1,392
UGR	720	45	1993	324	13,666
UST	432	45	1993	194	8,183
TOTALS	2,414			1,703	71,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	74.0000	74.00	126,022	1978	1978	0	0	0	43.00	57.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1152 HX Base Yr



1291 S 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	71,833
TOTAL MARKET OB/XF VALUE	138
TOTAL LAND VALUE - MARKET	299,000
TOTAL MARKET VALUE	370,971
SOH/AGL Deduction	42,095
ASSESSED VALUE	328,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,876
TOTAL JUST VALUE	370,971
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004483	REPAIR	159,614	04/28/2025
B960526	REPAIR/RRF	1,500	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1097	6/13/2023	WD	Q	I	01	420,000
GRANTOR: LEARY PATRICK R & DOR						
GRANTEE: WHIDDON JOHN HOUSTO						
0379/0150	1/18/1983	WD	Q	I		24,500
GRANTOR: MID-STATE HOMES INC						
GRANTEE: LEARY PATRICK R & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N5 W22 S5 E22 $ W34 S24 E48 N24 $ PTR= S40 UGR=[YR=1993] S24 W30 UST=[YR=1993] W18 N24 E18 S24 $ N24 E30 $ N40 $.

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	1242	WD DECK A	0	0	5	11	55.00	SF	12.50	12.50	100	1978	1978	3	20	138	

LAND DESCRIPTION

TOTAL OB/XF 138

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	0007	RM	200.00	100.00	200.00	FF		1.00	1.00	1.15	1,300.00	1,495.00	299,000							

REVIEW DATE 06/04/2025 BY HS Total Acres: 0.00 Total Land Value: 299,000 Market: 0 Agricultural: 0 Common: 299,000 PRINTED 07/30/2025 BY SYS