

LOT 7 R673801
IN OR 1746/144
LITTLE ST MARYS EST #1 PB5/280

HAMPTON TIM/HAMPTON RYAN
1246 SOUTH 3RD STREET
FERNANDINA BEACH, FL 32034

2025

40-3N-25-1250-0007-0000



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1998	1,176	46,462
FOP	40	30	1998	12	474

TOTALS	1,216			1,188	46,936
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	0	0	228.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	4.07

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,188	116.2000	98.77	117,339	1998	1998	0	0	0	60.00	40.00	
1 M/H 94+ - 0% - 0													
Heated Area: 1176													
HX Base Yr													
16 BAS 1998 76 16 36 32 8 5 FOP 1998 5													

152907 CR 108, YULEE	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1242	WD DECK A	0	0	0	0	228.00	SF	10.00	10.00	100	2000	2000	3	20	456	

TOTAL OB/XF													456	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
OR	0.00	0.00	4.07	AC		1.00	1.00	1.00	30,000.00	30,000.00	122,100			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		46,936	
TOTAL MARKET OB/XF VALUE		456	
TOTAL LAND VALUE - MARKET		122,100	
TOTAL MARKET VALUE		169,492	
SOH/AGL Deduction		82,015	
ASSESSED VALUE		87,477	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		87,477	
TOTAL JUST VALUE		169,492	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		117,200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	04/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1746/0144	6/30/2011	WD	U	I	11	32,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: HAMPTON TIM & RYAN						
1716/1753	12/28/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: GREEN TREE SERVICIN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W76 S16 E36 FOP=[YR=1998] E8 N5 W8 S5\$ N5 E8 S5 E32 N16\$.									