

LOT 80
IN OR 398/501 & OR 1722/620
GA FDNA BEACH SUB PB 2/35

WIGGINS KITTY TABB &/BONDS JOSEPHINE TABB
3885 CONCORD ST
JACKSONVILLE, FL 32205

2026

00-00-31-134A-0080-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	688	100	1993	688	101,505
FUS	48	100	1993	48	7,082
FUS	688	100	1993	688	101,505
UST	36	45	1993	16	2,361

TOTALS	1,460			1,440	212,452
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1241	WD DECK G	0	0	0	0	268.00	UT	17.25
2	0819	CONC 12"	0	0	0	0	268.00	SF	19.00
3	0819	CONC 12"	0	0	6	4	24.00	SF	19.00
4	1243	WD DECK F	0	0	6	8	48.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0002	R-2	75.00	100.00	75.00

REVIEW DATE	06/06/2024	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	1,440	132.6780	184.42	265,565	1940	1985		0	0	20.00	80.00	
1 DUPLEX 0% - 0 Heated Area: 1424 HX Base Yr													

737 OCEAN AVE	U&D, FERNANDINA BEACH	BLD DATE		LGL DATE	
		XF DATE		LAND DATE	04/28/2026
		INC DATE		AG DATE	MLU

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	1241	WD DECK G	0	0	0	0	268.00	UT	17.25	17.25	100	1988	1988	3	20	925	
2	0819	CONC 12"	0	0	0	0	268.00	SF	19.00	19.00	100	1988	1988	3	49.5	2,521	
3	0819	CONC 12"	0	0	6	4	24.00	SF	19.00	19.00	100	1988	1988	3	49.5	226	
4	1243	WD DECK F	0	0	6	8	48.00	SF	8.00	8.00	100	1988	1988	3	20	77	

TOTAL OB/XF													3,749	
R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
02	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	19,500.00	19,500.00	1,4		

Total Acres:	0.00	Total Land Value:	1,462,500	Market:	0	Agricultural:	0	Common:	1,462,500
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		212,452	
TOTAL MARKET OB/XF VALUE		3,749	
TOTAL LAND VALUE - MARKET		1,462,500	
TOTAL MARKET VALUE		1,678,701	
SOH/AGL Deduction		659,132	
ASSESSED VALUE		1,019,569	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,019,569	
TOTAL JUST VALUE		1,678,701	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,418,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052427	REPAIR/RRF	1,200	08/11/2005
4573	REMODEL	46,000	11/16/1987
1234	DEMOLITION	0	05/14/1984

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2588/1897	7/27/2016	PR	U	I	19	100			
GRANTOR:WIGGINS KITTY CO P/R									
GRANTEE:WIGGINS KITTY TABB									
1722/0620	12/23/2010	QC	U	I	11	100			
GRANTOR:PYATT SHIRLEY G & ANN									
GRANTEE:NANA'S BEACH HOUSE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W32 S25 E24 N5 UST=[YR=1993] E4 N9 W4 S9\$ N9 E8 N11 \$ PTR=E15 FUS=[YR=1993] E32 S11 FUS=[YR=1993] S6 W8 N6 E8\$ W8 S14 W24 N25\$ W15\$.									