



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	04	REIN CONC 100
Stories	3.	100
Units	0	100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	75	15	2017	11	3,366
BAL	120	15	2017	18	5,506
BAS	880	100	2017	880	269,219
FGR	264	55	2017	145	44,360
FOP	56	30	2017	17	5,201
FOP	68	30	2017	20	6,118
FOP	472	30	2017	142	43,442
FST	25	55	2017	14	4,283
FST	25	55	2017	14	4,283
FUS	1,015	100	2017	1,015	310,520
TOTALS	4,591			3,419	1,045,977

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,419	191.2772	317.52	1,085,601	2017	2017	0	0	0	96.35
1 SFR CUST 100% - 2026 Heated Area: 3014 HX Base Yr 2026											
** This building has 12 Sub-Areas											
2674 W 3RD ST, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,045,977	
TOTAL MARKET OB/XF VALUE		53,272	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,599,249	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,599,249	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		1,547,838	
TOTAL JUST VALUE		1,599,249	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,232,764	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160396	CO ISSUED	0	05/12/2017
20163279	SWIM POOL	37,000	12/01/2016
20160396	NEW CONSTR	432,788	02/15/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2833/1210	12/05/2025	WD Q	Q	I	02
GRANTOR: CORBETT ERIC T & MARI					
GRANTEE: SELLERS RAY & TONJA					
1895/1642	12/13/2013	WD Q	Q	V	02
GRANTOR: COOPER KITTY S					
GRANTEE: CORBETT ERIC T					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	
5	1123	CB 8"	0	100	0	0	988.00	SF	6.15	6.15	

BUILDING NOTES											
BAS=[YR=2017] W13 N3 W10 S3 W5 S10 W7 PTO=[YR=2017] W10 S34 E31 N12 FOP=[YR=2017] E14 N4 FGR=[YR=2017] N20 W14 S4 E2 S8 W2 S8 E14\$ W14 S4\$ N4 W4 S12 W17 N30\$ S30 E17 N12 E4 N8 E2 N8 W2 N4 E14 N8\$ PTR=E15 FOP=[YR=2017] E10 FUS=[YR=2017] E7 N5 FST=[YR=2017] N5 E5 S5 W5\$ E5 N8 E10 S3 E13 S28 W18 S12 W17 N30\$ S30 E17 N12 E4 S16 W31 N34\$ W15\$ PTR=E75 FUS=[YR=2017] E7 N5 FST=[YR=2017] N5 BAL=[YR=2017] N7 E15 S4 W10 S3 W5\$ E5 S5 W5\$ E5 N8 E10 S11 E13 S20 BAL=[YR=2017] S4 W14 S12 W4 FOP=[YR=2017] W17 N4 E17 S4\$ N16 E18\$ W18 S12 W17 N30\$ W75\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-3	0.00	0.00	2.00	LT	

TOTAL OB/XF											
53,272											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	250,000.00	250,000.00	500,000								