LOT 2
PHOENIX WALK PB 5/55

PULLEM RICHARD JR
3 ZACHARY CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-1635-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

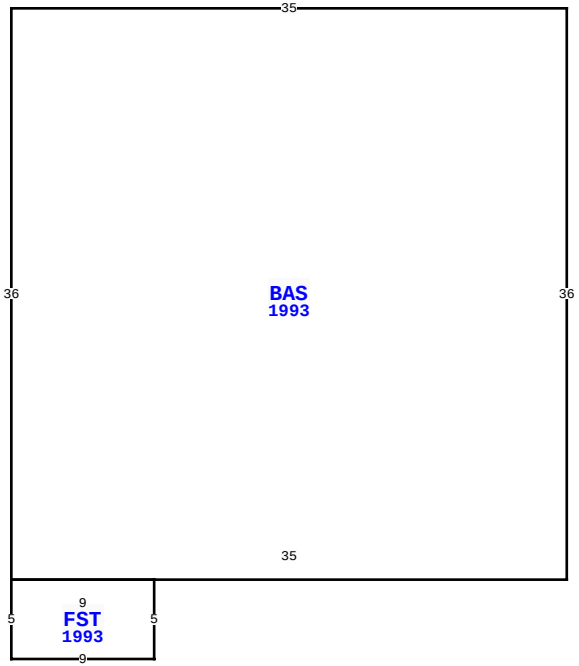
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1993	1,260	169,658
FST	45	55	1993	25	3,366
TOTALS	1,305			1,285	173,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,285	161.3040	169.37	217,640	1984	1984	0	0	0	20.50	79.50

1 TOWNHOUSE 100% - 2022 Heated Area: 1260 HX Base Yr 2022



3 ZACHARY CT, FERNANDINA BEACH

BLD DATE	03/03/2008 DH	LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		173,024
TOTAL MARKET OB/XF VALUE		2,487
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		475,511
SOH/AGL Deduction		99,466
ASSESSED VALUE		376,045
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		324,634
TOTAL JUST VALUE		475,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061023	REPAIR/RRF	3,156	05/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/0097	5/26/2021	WD	Q	I	01	325,000
GRANTOR: BRACKE DEBORAH & JENN						
GRANTEE: PULLEM RICHARD JR						
2447/1989	3/31/2021	WD	U	I	11	100
GRANTOR: BRACKE DEBORAH & KATH						
GRANTEE: BRACKE DEBORAH & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S36 FST=[YR=1993] S5 E9 N5 W9$ E35 N36$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
3	1126	CB/STC 8"	0	100	0	0	225.00	SF	8.00	8.00	100	1984	1984	3	38	684	

LAND DESCRIPTION

TOTAL OB/XF 2,487

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	000310	C	TOWNHOUSE	100		R-1	39.00	104.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS