

BLOCK 6 LOTS 23 24 25 & 26
IN OR 1293/393
CITY OF FDNA BEACH

STEFFEN SCOTT W & AMY A
409 N 3RD ST
FERNANDINA BEACH, FL 32034-4119

2026

00-00-31-1800-0006-0230



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	23	REINF CONC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	54	15	2007	8	867
BAL	54	15	2007	8	867
BAS	1,592	100	2007	1,592	172,479
FGR	1,592	55	2007	876	94,906
FOP	208	30	2007	62	6,717
FOP	500	30	2007	150	16,251
FST	72	55	2007	40	4,333
FST	75	55	2007	41	4,442
FST	96	55	2007	53	5,742
FUS	901	100	2007	901	97,615
TOTALS	5,236			3,740	405,194

** This building has 12 Sub-Areas

409 N 3RD ST, FERNANDINA BEACH

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2007
4	1131	REINFR 8	0	100	20	100.00	SF	9.45	9.45	100	2007
6	1242	WD DECK A	0	100	20	80.00	SF	10.00	10.00	100	2007

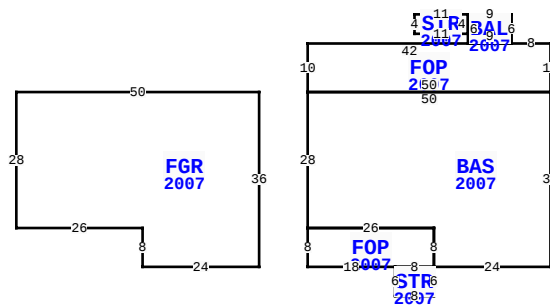
TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2007
4	1131	REINFR 8	0	100	20	100.00	SF	9.45	9.45	100	2007
6	1242	WD DECK A	0	100	20	80.00	SF	10.00	10.00	100	2007

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	0006	MU-1	100.00	100.00	100.00	FF	1.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2007
4	1131	REINFR 8	0	100	20	100.00	SF	9.45	9.45	100	2007
6	1242	WD DECK A	0	100	20	80.00	SF	10.00	10.00	100	2007

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,740	117.5580	163.41	611,153	2007	2007	25	0	0	66.30
1 SNGL FAM			100% - 2008			Heated Area: 2493			HX Base Yr 2008		



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						405,194					
TOTAL MARKET OB/XF VALUE						4,214					
TOTAL LAND VALUE - MARKET						500,000					
TOTAL MARKET VALUE						909,408					
SOH/AGL Deduction						608,926					
ASSESSED VALUE						300,482					
TOTAL EXEMPTION VALUE						51,411					
BASE TAXABLE VALUE						249,071					
TOTAL JUST VALUE						909,408					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						878,015					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062176	GAS	695	09/19/2006
20061373	H/AC	9,000	06/19/2006
20060842	NEW CONSTR	6,900	04/24/2006
20060630	NEW CONSTR	6,500	03/29/2006
20060614	NEW CONSTR	297,547	03/24/2006
20060479	DEMOLITION	0	03/07/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1293/0393	2/07/2005	WD	Q	V		170,000	
GRANTOR:HARBOR VIEW HOUSE INC							
GRANTEE:STEFFEN SCOTT W & A							
0926/0549	3/29/2000	QC	Q	I	06	41,800	
GRANTOR:DOULET CLAYTON J							
GRANTEE:HARBOR VIEW HOUSE I							

BUILDING NOTES											
FGR=[YR=2007] W50S28E26S8E24N36S PTR=E10N10 FOP=[YR=2007] S10											
BAS=[YR=2007] S28 FOP=[YR=2007] S8E18 STR=[YR=2007]											
S6E8N6W8\$E8 N8W26\$ E26 S8E24N36W50\$E50N10 W8 BAL=[YR=2007]											
N6W9 STR=[YR=2007] W11S4E11 N4\$S6 E9 \$W42\$ S10W10\$ PTR=E30											
N40 FUS=[YR=2007] E19 FST=[YR=2007] E5N15 W5 S15N15E5N13											
FST=[YR=2007] N18W4 S18 E4\$W4N18W3 BAL=[YR=2007] N6W9S6E9\$											
W13 FST=[YR=2007] W4S24E4N24\$ S24 W14S4E10S18\$ S40W30\$.											

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1	000100	C	RES	100	0006	MU-1	100.00	100.00	100.00	FF	1.00