BLOCK 8 LOT N 1/2 OF 15 16
17 18
CITY OF FDNA BEACH

BROCKWELL BRIAN &/DOUGLAS JULIE
231 N 3RD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0008-0151

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

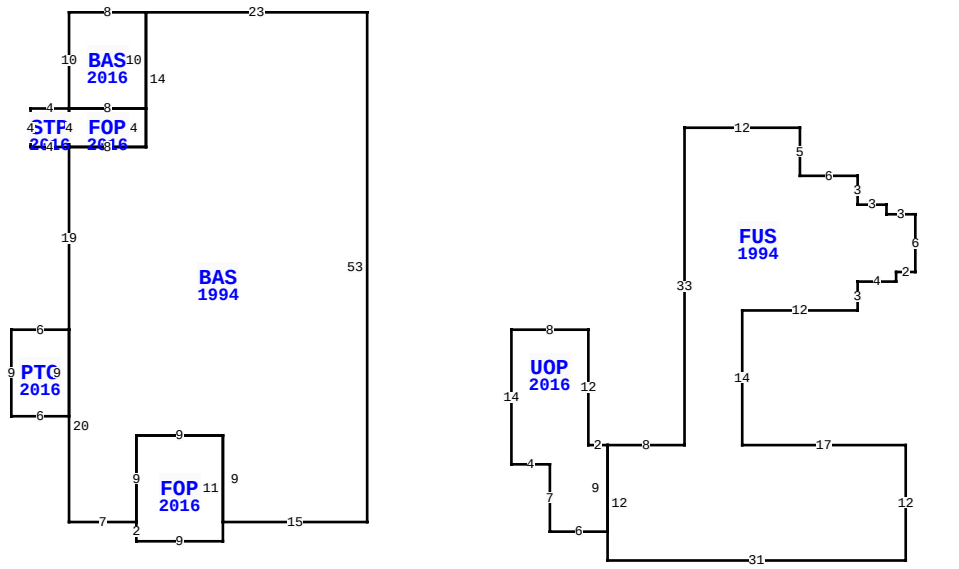
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	19	MARBLE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100	1994	1,450	356,948
BAS	80	100	2016	80	19,694
FOP	32	30	2016	10	2,462
FOP	99	30	2016	30	7,385
FUS	811	100	1994	811	199,645
PTO	54	5	2016	3	738
STP	16	10	2016	2	492
UOP	158	20	2016	32	7,877
TOTALS	2,700			2,418	595,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,418	159.4597	264.70	640,045	1925	2010	0	0	0	7.00	93.00

1 SFR CUST 100% - 2026 Heated Area: 2341 HX Base Yr 2026



BLD DATE	04/23/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

231 N 3RD ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		595,242
TOTAL MARKET OB/XF VALUE		552
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		870,794
SOH/AGL Deduction		0
ASSESSED VALUE		870,794
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		819,383
TOTAL JUST VALUE		870,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		853,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152790	CO ISSUED	0	08/18/2016
20152790	REMODEL	150,000	12/02/2015
20021242	HANDI-CAP RAMP	0	07/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2469/0387	6/07/2021	WD	Q	I	01	799,000
GRANTOR: CARTER CONNIE COARSEY						
GRANTEE: BROCKWELL BRIAN & J						
2128/1672	6/23/2017	WD	Q	I	02	460,000
GRANTOR: THRIFT WILLIAM HARDY						
GRANTEE: CARTER CONNIE COARS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W23 BAS=[YR=2016] W8 S10 STP=[YR=2016] W4 S4 E4 FOP=[YR=2016] E8 N4 W8 S4$ N4$ E8 N10$ S14 W8 S19 PTO=[YR=2016] W6 S9 E6 N9$ S20 E7 FOP=[YR=2016] S2 E9 N11 W9 S9$ N9 E9 S9 E15 N53$PTR= E15 S33 UOP=[YR=2016] E8 S12 E2 FUS=[YR=1994] E8 N33 E12 S5 E6 S3 E3 S1 E3 S6 W2 S1 W4 S3 W12 S14 E17 S12 W31 N12$ S9 W6 N7 W4 N14$ W15 N33$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1925	1925	3	20	400	
2	0819	CONC 12"	0	100	10	8	80.00	SF	9.50	9.50	100	1925	1925	3	20	152	

LAND DESCRIPTION

TOTAL OB/XF 552

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	000100	C	RES	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS