BLOCK 8 LOTS S1/2 OF 15 16
17 18
CITY OF FDNA BEACH

TICHY ROBERT S & JONI D
227 N 3RD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0008-0152

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

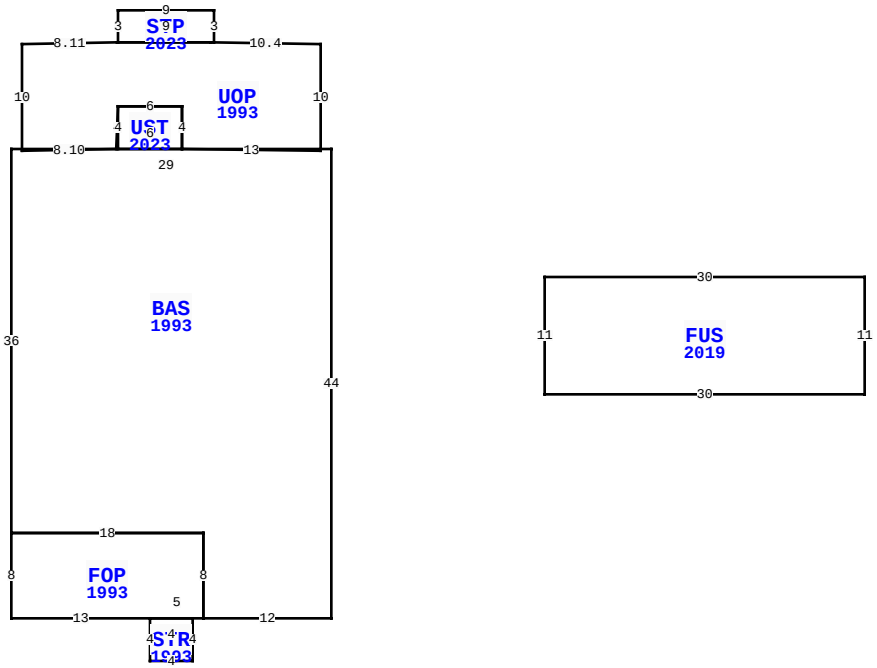
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	271,217
FOP	144	30	1993	43	9,917
FUS	330	100	2019	330	76,107
STP	27	10	2023	3	692
STR	16	10	1993	2	461
UOP	256	20	1993	51	11,762
UST	24	45	2023	11	2,537
TOTALS	1,973			1,616	372,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,616	142.4940	236.54	382,249	1930	2020	0	0	0	2.50	97.50

1 SFR CUST 100% - 2023 Heated Area: 1506 HX Base Yr 2022



227 N 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		372,693
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		697,693
SOH/AGL Deduction		218,833
ASSESSED VALUE		478,860
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		427,449
TOTAL JUST VALUE		697,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		606,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200726	SWIM POOL	0	03/03/2021
20090035	WD FENCE	1,000	01/09/2009
20090017	PLUMB REPAIRS	500	01/07/2009
2003943	15 WINDOWS REPLAC	4,000	09/12/2000
P1322	REMODEL	500	01/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/1799	7/31/2020	WD	Q	I	01	480,000
GRANTOR: ROSS MARK & THOMAS K						
GRANTEE: TICHY ROBERT S & JO						
1528/0334	10/02/2007	TD	Q	I		255,000
GRANTOR: BLACKSIN JUNE C TRUST						
GRANTEE: ROSS MARK						

BUILDING NOTES

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W1 W29 S36 E18 S8 E12 N44 $
FUS=[YR=2019;ORIG=20,12] E30 S11 W30 N11 $
UOP=[YR=1993;ORIG=-1,0.2] N10 U0.2L10.4 W8.9 D0.2L8.11 S10 U0.2R8.10 U4R0.2 E6 S4 D0.2R13 $
FOP=[YR=1993;ORIG=-30,36] S8 E13 E5 N8 W18 $
STR=[YR=1993;ORIG=-17,44] S4 E4 N4 W4 $
PTR=[ORIG=0,0] E20 S12 N12 W20 $
STP=[YR=2023;ORIG=-20,-13] E9 S3 W9 N3 $
UST=[YR=2023;ORIG=-20,-4] E6 S4 W6 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,000

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