BLOCK 8 ALL OF LOTS 19 & 20
N 10 FT OF LOT 21
CITY OF FDNA BEACH

BALLEW JOINT TRUST/BALLEW MARK TRUSTEE
221 N 3RD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0008-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

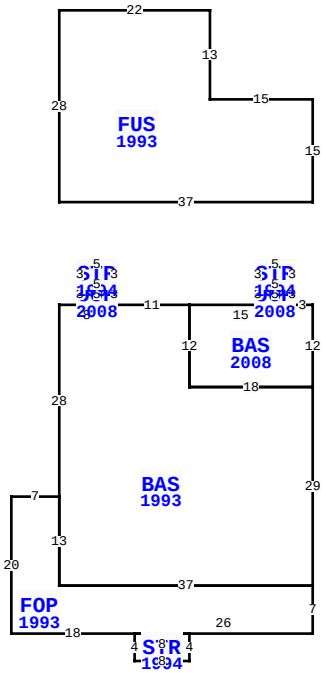
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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
BAS	1,301	100	1993	1,301	292,186
BAS	216	100	2008	216	48,511
FOP	399	30	1993	120	26,950
FUS	841	100	1993	841	188,876
STR	15	10	1994	2	449
STR	15	10	1994	2	449
STR	32	10	1994	3	673
UOP	15	20	2008	3	673
UOP	15	20	2008	3	673
TOTALS	2,849			2,491	559,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,491	145.4746	241.49	601,552	1910	2010	0	0	0	7.00	93.00

1 SFR CUST 100% - 2015 Heated Area: 2358 HX Base Yr 2015



221 N 3RD ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		559,443
TOTAL MARKET OB/XF VALUE		5,684
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		895,127
SOH/AGL Deduction		502,398
ASSESSED VALUE		392,729
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		341,318
TOTAL JUST VALUE		895,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		836,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111711	CIRCUIT TANKLESS	200	09/28/2011
20111701	WATER HEATER REPL	500	09/27/2011
20111657	LP TANK & WATR HE	500	09/21/2011
20072019	6'H FENCE	2,000	10/29/2007
20070129	BRICK PAVERS ROW	25	01/26/2007
20033292	RE-ROOF OVER EXIS	2,000	06/20/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2839/1377	12/23/2025	WD	U	I	11	100
GRANTOR: BALLEW MARK A & ELIZA						
GRANTEE: BALLEW JOINT TRUST						
1948/0451	11/17/2014	WD	Q	I	01	525,000
GRANTOR: JACKSON ROBERT B & BR						
GRANTEE: BALLEW MARK A & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W3 UOP=[YR=2008] N3 STR=[YR=1994] N3W5S3E5$ W5 S3 E5$ W15 BAS=[YR=1993] W11 UOP=[YR=2008] N3 STR=[YR=1994] N3W5S3E5$ W5 S3 E5$ W8 S28 FOP=[YR=1993] W7 S20 E18 STR=[YR=1994] S4E8N4W8$ E26 N7 W37 N13$ S13 E37 N29 W18 N12$ S12 E18 N12$ PTR=N15 FUS=[YR=1993] N15 W15N13W22S28E37$ S15$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	38.50	38.50	100	2000	2000	3	26	4,004	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	84	1,680	

LAND DESCRIPTION

TOTAL OB/XF 5,684

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	60.00	100.00	60.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	330,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 07/09/2026 BY SYS