

BLOCK 8 LOT N1/2 OF 27
28 29 E7 FT OF N 1/2 OF 30
CITY OF FDNA BEACH

205 N 3RD STREET LLC
38 INDIGO POINT DRIVE
CHALESTON, SC 29407

2026

00-00-31-1800-0008-0271



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	2 100
Bathrooms	2	2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	06	Quality Level 06
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	688	100	2024	688	189,965
FOP	203	30	2024	61	16,843
FOP	203	30	2024	61	16,843
FUS	618	100	2024	618	170,638
STR	70	10	2024	7	1,933
TOTALS	1,782			1,435	396,221

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0350	CARPORT WD	0	0	31	12	372.00	SF	13.00
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00
4	0860	POOL/SPA	0	0	13	8	1.00	UT	30,000.00
5	1241	WD DECK G	0	0	0	0	300.00	UT	11.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	R-2	50.00	82.00	50.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	11	1,435	167.1696	277.50	398,212	2023	2023	0	0	0	0.50	99.50	
1 SFR CUST 0% - 2024 Heated Area: 1306 HX Base Yr													
205 N 3RD ST, FERNANDINA BEACH													
						BLD DATE					LGL DATE		
						XF DATE					AG DATE		
						INC DATE					05/05/2026	MLU	

L	N	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	0350	CARPORT WD		0	0	31	12	372.00	SF	13.00	13.00	100	2024	2023		93	4,497	
3	0600	SUMMER KIT		0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		93	4,650	
4	0860	POOL/SPA		0	0	13	8	1.00	UT	30,000.00	30,000.00	100	2024	2023	02	100	30,000	
5	1241	WD DECK G		0	0	0	0	300.00	UT	11.50	11.50	100	2024	2023		95	3,278	

TOTAL OB/XF											42,425		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
R-2	50.00	82.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		396, 221	
TOTAL MARKET OB/XF VALUE		42, 425	
TOTAL LAND VALUE - MARKET		275, 000	
TOTAL MARKET VALUE		713, 646	
SOH/AGL Deduction		82, 294	
ASSESSED VALUE		631, 352	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		631, 352	
TOTAL JUST VALUE		713, 646	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		677, 520	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			05/15/2023
20222440	ADDITION	8,000	09/14/2022
20222154	NEW CONSTR	0	06/15/2022
20222200	POOL/SPA	22,000	06/15/2022
4774	DEMOLITION	0	03/29/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2558/1242	4/25/2022	QC	U	V	11	100	
GRANTOR: ROSS MARK W							
GRANTEE: 205 N 3RD STREET LL							
2404/0317	10/29/2020	WD	Q	V	01	175,000	
GRANTOR: CLARK MARION FRANCIS							
GRANTEE: ROSS MARK W							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=17,18] N8 E24 S24 W1 W29 W1 N16 E7 \$									
FOP=[YR=2024;ORIG=11,34] E29 S7 W29 N7 \$									
FUS=[YR=2024;ORIG=58,28] N10 N8 E24 S24 W1 W29 W1 N6 E7 \$									
FOP=[YR=2024;ORIG=52,34] E29 S7 W29 N7 \$									
STR=[YR=2024;ORIG=51,18] E7 S10 W7 N10 \$									