BLOCK 8 S1/2 OF LOTS 27-30
CITY OF FDNA BEACH

ROSS FERNANDINA FAMILY TRUST/ROSS MARK W TRUSTEE
201 N 3RD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0008-0272

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

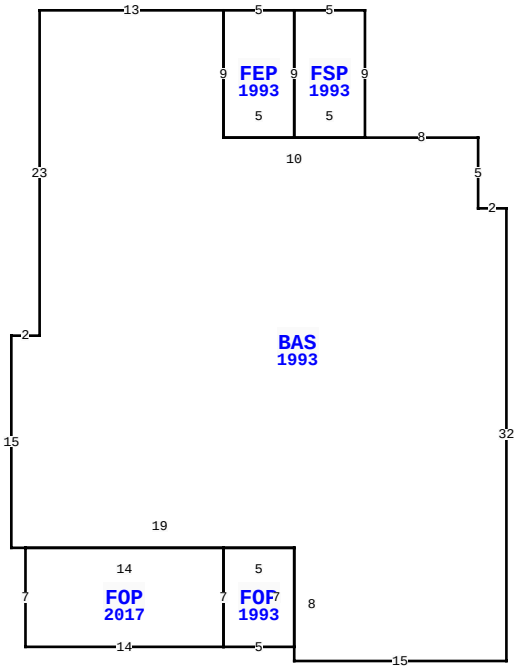
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100	1993	1,214	357,376
FEP	45	80	1993	36	10,598
FOP	35	30	1993	10	2,944
FOP	98	30	2017	29	8,538
FSP	45	40	1993	18	5,298
TOTALS	1,437			1,307	384,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	1,307	122.3040	203.02	265,347	1900	2000	0	0	145	12.00	145.00

1 SFR CUST 100% - 2021 Heated Area: 1214 HX Base Yr 2021



201 N 3RD ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		384,753
TOTAL MARKET OB/XF VALUE		1,540
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		661,293
SOH/AGL Deduction		513,031
ASSESSED VALUE		148,262
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,851
TOTAL JUST VALUE		661,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004479	REROOF - METAL	2,000	12/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2420/1786	12/22/2020	TD	U	I	30	300,000
GRANTOR: ROSS DEREK J & JENNIF						
GRANTEE: ROSS FERNANDINA FAM						
2106/1848	3/08/2017	WD	U	I	11	100
GRANTOR: LEMOND WALTER J						
GRANTEE: ROSS DEREK J & JENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N5 W8 FSP=[YR=1993] N9 W5 FEP=[YR=1993] W5 S9 E5 N9 $ S9 E5 $ W10 N9 W13 S23 W2 S15 E1 FOP=[YR=2017] S7 E14 FOP=[YR=1993] E5 N7 W5 S7 $ N7 W14 $ E19 S8 E15 N32 $.

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	0510	GARAGE WD-	0	100	22	10	220.00	SF	35.00	35.00	100	1990	1990	3	20	1,540	

LAND DESCRIPTION

TOTAL OB/XF 1,540

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 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS