BLOCK 13 LOTS 2 3 IMP
CITY OF FDNA BEACH

MCKINNON ELIZABETH ANN
2106 BELVEDERE AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0013-0020

BUILDING CHARACTERISTICS

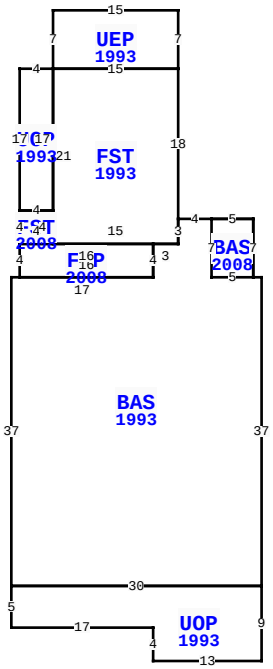
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	01	MINIMUM 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 60
Roof Cover	01	MINIMUM 40
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,185	100	1993	1,185	114,312
BAS	35	100	2008	35	3,376
FOP	64	30	2008	19	1,833
FST	315	55	1993	173	16,689
FST	16	55	2008	9	868
UEP	105	60	1993	63	6,077
UOP	68	20	1993	14	1,350
UOP	202	20	1993	40	3,859
TOTALS	1,990			1,538	148,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,538	91.8000	127.60	196,249	1900	1970	0	0	0	24.40	75.60

1 SNGL FAM 0% - 0 Heated Area: 1220 HX Base Yr



12 S 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	148,364
TOTAL MARKET OB/XF VALUE	2,632
TOTAL LAND VALUE - MARKET	437,500
TOTAL MARKET VALUE	588,496
SOH/AGL Deduction	86,877
ASSESSED VALUE	501,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	501,619
TOTAL JUST VALUE	588,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0004	THIS PERMIT APPLI	0	03/23/2026
20080146	GAS	200	01/31/2008
7209	REPAIR/RRF	2,000	07/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/0001	5/08/2020	TD	U	I	11	100
GRANTOR: SAYLER LIVING TRUST						
GRANTEE: PARK MELBA E & ELIZ						
2361/1959	5/08/2020	TD	U	I	11	100
GRANTOR: SAYLER LIVING TRUST						
GRANTEE: PARK MELBA E & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2008] W5 N7 E5 S7$ N7 W5 W4 FST=[YR=1993] N18 UEP=[YR=1993] N7 W15 S7 UOP=[YR=1993] W4 S17 FST=[YR=2008] S4 FOP=[YR=2008] S4 E16 N4 W16$ E4 N4 W4$ E4 N17$E15$ W15 S21 E15 N3$ S3 W3 S4 W17 S37 UOP=[YR=1993] S5 E17 S4 E13 N9 W30$ E30 N37$.

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	0	35	15	525.00	SF	24.85	24.85	100	1920	1920	3	20	2,609	
2	0819	CONC 12"	0	0	2	6	12.00	SF	9.50	9.50	100	1920	1920	3	20	23	

LAND DESCRIPTION

TOTAL OB/XF 2,632

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	0	0003	C-3	50.00	125.00	6,250.00	SF		1.00	1.00	1.00	70.00	70.00	437,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.14 Total Land Value: 437,500 Market: 0 Agricultural: 0 Common: 437,500 PRINTED 07/09/2026 BY SYS