



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 80
Interior Wall	03	PLASTER 20
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,634	100	1993	1,634	475,979
BAS	591	100	2005	591	172,157
BAS	270	100	2018	270	78,650
FOP	329	30	1993	99	28,838
FOP	63	30	2005	19	5,535
FUS	1,145	100	1993	1,145	333,534

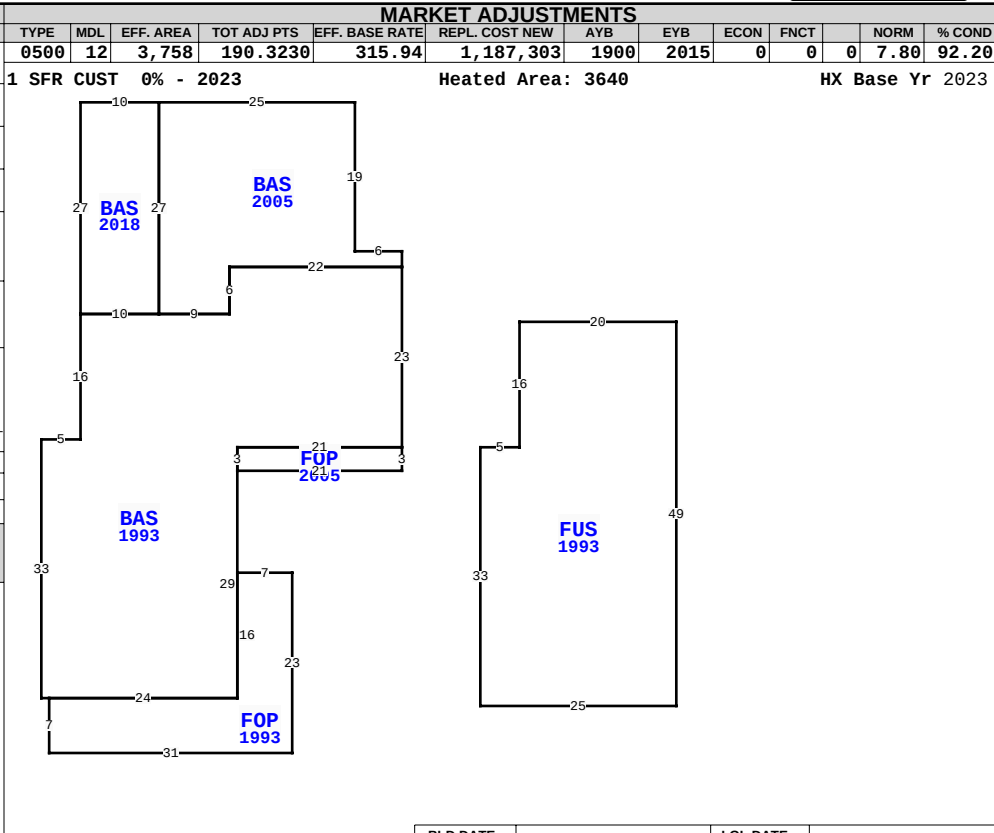
TOTALS	4,032			3,758	1,094,693
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0 100	4	3	12.00	SF	10.00	10.00	100	2005	2005	3	21	25	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
8	1075	TRELLIS G	0 100	6	6	36.00	SF	35.00	35.00	100	2018	2018	3	81	1,021	
9	1075	TRELLIS G	0 100	0	0	201.00	SF	35.00	35.00	100	2018	2018	3	81	5,698	

LAND DESCRIPTION			TOTAL OB/XF 9,789													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0003	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	5,500.00	5,500.00

REVIEW DATE	02/27/2024	BY	TWA	Total Acres:	0.00	Total Land Value:	550,000	Market:	0	Agricultural:	0	Common:	550,000	PRINTED 07/09/2026 BY	SYS
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120 N 3RD ST	U&D, FERNANDINA BEACH
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/05/2026	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			1,459,707
TOTAL MARKET OB/XF VALUE			9,789
TOTAL LAND VALUE - MARKET			550,000
TOTAL MARKET VALUE			2,019,496
SOH/AGL Deduction			185,826
ASSESSED VALUE			1,833,670
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			1,782,259
TOTAL JUST VALUE			2,019,496
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,913,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170706	GUESTH	151,888	03/10/2017
20052917	XFOB	1,000	10/26/2005
20052631	REMODEL	2,000	09/09/2005
20052446	OTHER	1,000	08/15/2005
20042385	GAS	1,000	12/17/2004
20042177	H/AC	5,000	11/18/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2593/1961	9/30/2022	WD	Q	I	01
GRANTOR: ENGLE MARTHA S TRUSTE		SALE PRICE			
GRANTEE: BUGG STEVEN E & LIS		2,245,000			
2102/1238	2/15/2017	QC	U	I	11
GRANTOR: ENGLE-HOWARD MARTHA S		100			
GRANTEE: MARTHA S ENGLE TRUS					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] N23 BAS=[YR=2005] N2 W6 N19 W25 S27 E9 N6 E22\$W22 S6 W9 BAS=[YR=2018] N27 W10 S27 E10\$W10 S16 W5 S33 E1 FOP=[YR=1993] S7 E31 N23 W7 S16 W24\$E24 N29 FOP=[YR=2005] E21 N3 W21 S3\$N3 E21\$ PTR=E10 FUS=[YR=1993] E5 N16 E20 S49 W25 N33\$ W10\$.	

