



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 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	824	100	1993	824	166,306
BAS	160	100	2012	160	32,292
BAS	263	100	2012	263	53,081
FOP	138	30	1993	41	8,275
FOP	138	30	1993	41	8,275
FOP	20	30	2012	6	1,211
FSP	120	40	2012	48	9,688
FUS	824	100	1993	824	166,306
STR	16	10	2012	2	404
STR	20	10	2012	2	404
TOTALS	2,559			2,215	447,050

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0	100	9	15			135.00
2	1242	WD DECK A	0	100	22	10			220.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,215	130.7320	217.02	480,699	1900	2010	0	0	0	93.00
1 SFR CUST 100% - 2026 Heated Area: 2071 HX Base Yr 2026											
** This building has 11 Sub-Areas											
210 N 3RD ST, FERNANDINA BEACH											

BLD DATE	08/13/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/05/2026
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				570,180	
TOTAL MARKET OB/XF VALUE				2,769	
TOTAL LAND VALUE - MARKET				275,000	
TOTAL MARKET VALUE				847,949	
SOH/AGL Deduction				270,285	
ASSESSED VALUE				577,664	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				526,253	
TOTAL JUST VALUE				847,949	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				785,951	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140947	DECK10X22	5,000	05/09/2014
20120552	RE-ROOF	2,000	04/03/2012
20120480	GAS	350	03/22/2012
20120315	RE-PIPE	6,500	02/28/2012
20120308	WIRING & FIXT.REM	7,000	02/27/2012
20120246	H/AC	13,000	02/14/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2782/943	4/15/2025	WD	Q	I	01
GRANTOR: ROSS RONALD J					
GRANTEE: WILLIS CLAUDIA					
1555/0248	3/10/2008	WD	Q	I	
GRANTOR: HOWARD KENNETH W					
GRANTEE: ROSS RONALD J & FAI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W2 BAS=[YR=2012] N23W16 STR=[YR=2012] N4W4S4 FSP=[YR=2012] W11S8 BAS=[YR=2012] S16E2 STR=[YR=2012] S5E4 FOP=[YR=2012] E4N5W4S5\$ N5W4\$ E8N16 W10\$ E15N8W4\$E4\$S8E7S15E9\$ W9 N15W12S43 STR=[YR=2012] W6S6E6 FOP=[YR=1993] E23N6W23S6\$N6\$ E23N28\$ PTR=E30 FUS=[YR=1993] S28 FOP=[YR=1993] S6 W23N6E23\$ W23N43E12S15E11\$ W30 \$.									

LAND DESCRIPTION										TOTAL OB/XF										2,769									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0003	R-2	50.00	113.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000												



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Exterior Wall										10										ABOVE AVG 100									
Roof Structur										03										GABLE/HIP 100									
Roof Cover										03										COMP SHNGL 100									
Interior Wall										05										DRYWALL 100									
Interior Floop										12										HARDWOOD 100									
Air Condition										03										CENTRAL 100									
Heating Type										04										AIR DUCTED 100									
Bedrooms										1										100									
Bathrooms										1										100									
Frame										02										WOOD FRAME 100									
Stories										2.										2. 100									
Units										0										100									
Occupancy										00										NONE 100									
Quality										04										Quality Level 04									
DOR CODE										0100										SINGLE FAMILY									
MAP NUM																				MKT AREA									
NEIGHBORHOOD/LOC										1005.00										01									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
APT										416										100									
2010										416										73,914									
FOP										156										30									
2010										47										8,350									
HXG										416										55									
2010										229										40,688									
HXO										12										5									
2010										1										178									
TOTALS										1,000										693									
123,130																													
EXTRA FEATURES										210 N 3RD ST, FERNANDINA BEACH																			
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																													
LAND DESCRIPTION										TOTAL OB/XF										0									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
REVIEW DATE										01/01/2023										BY									
CD										Total Acres: 0.00										Total Land Value: 275,000									
Market: 0										Agricultural: 0										Common: 275,000									
PRINTED 07/09/2026 BY SYS																													