BLOCK 16 LOT 9
S1/4 OF LOTS 10 THRU 14
IN OR 2073/1466

CHESEBROUGH ROBERT G & CHERYL
224 N 3RD ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0016-0090**

## NASSAU COUNTY PROPERTY



## 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 Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

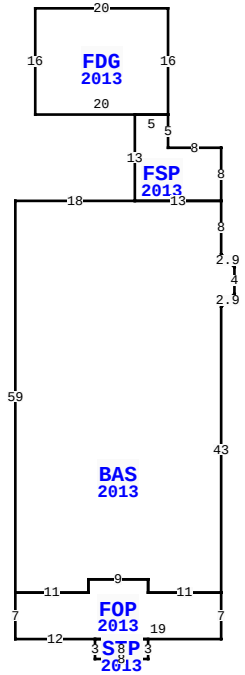
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,823 | 100 | 2013 | 1,823 | 403,982 |
| FDG | 320 | 60 | 2013 | 192 | 42,548 |
| FOP | 235 | 30 | 2013 | 70 | 15,512 |
| FSP | 129 | 40 | 2013 | 52 | 11,523 |
| STP | 24 | 10 | 2013 | 2 | 443 |
| TOTALS | 2,531 | | | 2,139 | 474,008 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,139 | 141.2621 | 234.50 | 501,596 | 2013 | 2013 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SFR CUST 100% - 2018 Heated Area: 1823 HX Base Yr 2018




224 N 3RD ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 10/25/2013 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/05/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 474,008 |
| TOTAL MARKET OB/XF VALUE | | 1,880 |
| TOTAL LAND VALUE - MARKET | | 275,000 |
| TOTAL MARKET VALUE | | 750,888 |
| SOH/AGL Deduction | | 272,296 |
| ASSESSED VALUE | | 478,592 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 427,181 |
| TOTAL JUST VALUE | | 750,888 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 705,087 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20130235 | SFR NEW CONSTR | 0 | 01/18/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2073/1466 | 9/21/2016 | WD | Q | I | 01 | 520,000 |
| GRANTOR: WALDRIP FOYE A TRUST | | | | | | |
| GRANTEE: CHESEBROUGH ROBERT | | | | | | |
| 1835/1532 | 1/16/2013 | WD | Q | V | 02 | 100,000 |
| GRANTOR: BURGESS CERVERA F & K | | | | | | |
| GRANTEE: WALDRIP FOYE A TRUS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2013] W8 N5 FDG=[YR=2013] N16 W20 S16 E20$ W5 S13
BAS=[YR=2013] W18 S59 FOP=[YR=2013] S7 E12 STP=[YR=2013]
S3 E8 N3 W8$ E19 N7 W11 N2 W9 S2 W11$ E11 N2 E9 S2 E11 N43
U2 R2 N4 U2 L2 N8 W13$ E13 N8$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2013 | 2013 | 3 | 94 | 1,880 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,880

| 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 | 125.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 275,000 | | | | | | | |

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