BLOCK 270 LOT 23
CITY OF FDNA BEACH

MAUK DONALD & WANDA JEAN L/E/
129 S 3RD STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0270-0230

BUILDING CHARACTERISTICS

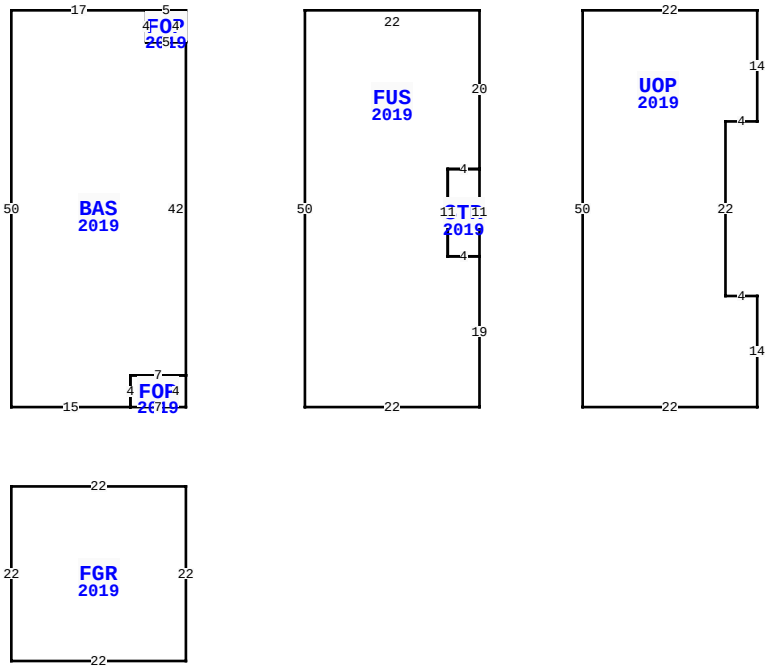
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,052	100	2019	1,052	291,363
FGR	484	55	2019	266	73,672
FOP	20	30	2019	6	1,662
FOP	28	30	2019	8	2,215
FUS	1,056	100	2019	1,056	292,471
STR	44	10	2019	4	1,108
UOP	1,012	20	2019	202	55,946
TOTALS	3,696			2,594	718,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	2,594	322.0628	338.17	877,213	2019	2019	15	0	0	3.10	81.90

1 TOWNHOUSE 100% - 2021 Heated Area: 2108 HX Base Yr 2021



129 S 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		718,437
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		853,637
SOH/AGL Deduction		621,991
ASSESSED VALUE		231,646
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,235
TOTAL JUST VALUE		853,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		951,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173764	CO ISSUED	0	02/11/2020
20173764	NEW CONSTR	277,521	12/01/2017
20173769	GARAGE	22,225	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1134	12/02/2024	LE	U	I	11	100
GRANTOR: MAUK DONALD & WANDA J						
GRANTEE: COBIN SUZY MAUK						
2339/1901	2/11/2020	SW	Q	I	02	599,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: MAUK DONALD & WANDA						

BUILDING NOTES

BUILDING DIMENSIONS

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FUS=[YR=2019;ORIG=15,0] E22 S20 W4 S11 E4 S19 W22 N50 $
BAS=[YR=2019;ORIG=-5,0] W17 S50 E15 N4 E7 N42 W5 N4 $
UOP=[YR=2019;ORIG=50,0] E22 S14 W4 S22 E4 S14 W22 N50 $
FGR=[YR=2019;ORIG=0,60] W22 S22 E22 N22 $
STR=[YR=2019;ORIG=37,20] S11 W4 N11 E4 $
FOP=[YR=2019;ORIG=-7,50] E7 N4 W7 S4 $
FOP=[YR=2019;ORIG=0,0] W5 S4 E5 N4 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] E50 W50 $
PTR=[ORIG=0,0] S60 N60 $
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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
4	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2019		100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	000310	C	TOWNHOUSE	100	0006	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	50.00	50.00	125,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS