BLOCK 270 LOT 24
CITY OF FDNA BEACH

FAMBROUGH LOWELL D JR & BRENDA
123 S 3RD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0270-0240

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

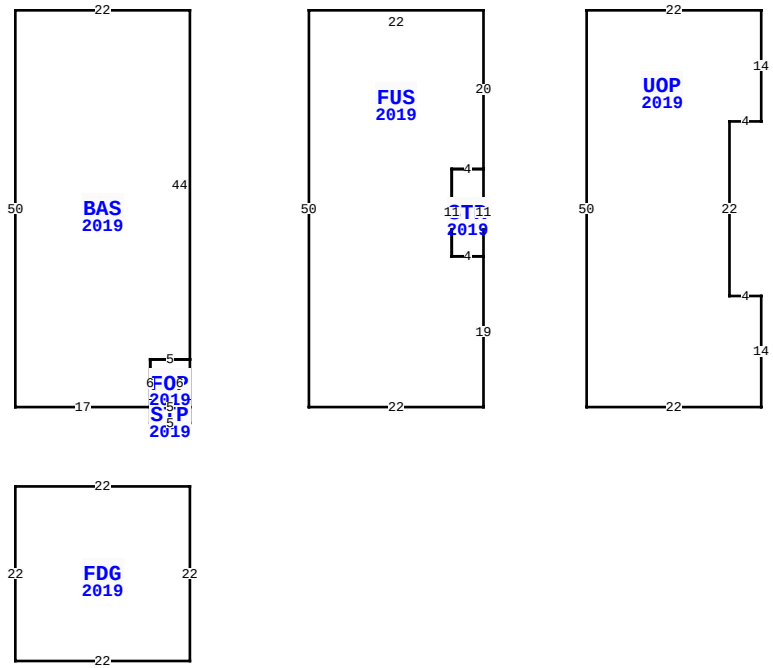
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.0400

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,070	100	2019	1,070	296,349
FDG	484	60	2019	290	80,319
FOP	30	30	2019	9	2,493
FUS	1,056	100	2019	1,056	292,471
STP	10	10	2019	1	277
STR	44	10	2019	4	1,108
UOP	1,012	20	2019	202	55,946
TOTALS	3,706			2,632	728,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	2,632	322.0628	338.17	890,063	2019	2019	15	0	0	3.10	81.90

1 TOWNHOUSE 0% - 0 Heated Area: 2126 HX Base Yr



123 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	728,962
TOTAL MARKET OB/XF VALUE	10,200
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	864,162
SOH/AGL Deduction	206,248
ASSESSED VALUE	657,914
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	657,914
TOTAL JUST VALUE	864,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	963,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173760	NEW CONSTR	279,571	12/01/2017
20173762	GARAGE	22,225	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2851/0417	3/04/2026	WD	Q	I	01	1,000,000
GRANTOR: WIGGINS CHARLES DONAL						
GRANTEE: FAMBROUGH LOWELL D						
2772/1361	3/04/2025	WD	U	I	11	100
GRANTOR: WIGGINS CHARLES D LVG						
GRANTEE: WIGGINS CHARLES DON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 S50 E17 STP=[YR=2019] S2 E5 N2
FOP=[YR=2019] N6 W5 S6 E5$ W5$ N6 E5 N44$ PTR=E15
FUS=[YR=2019] E22 S20 STR=[YR=2019] S11 W4 N11 E4$ W4 S11 E4
S19 W22 N50$ W15$ PTR= E50 UOP=[YR=2019] E22 S14 W4 S22 E4
S14 W22 N50$ W50$ PTR=S60 FDG=[YR=2019] W22 S22 E22 N22$
N60$.

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	0	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	0	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