

BLOCK 270 LOT 26
CITY OF FDNA BEACH
ESMT IN OR 2785/1526

DAMATO JENNIFER & FRANK
111 S 3RD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0270-0260



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	31	HARDIE BRD 30
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	0	0 100
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	832	100	2022	832	217,094
FGR	470	55	2022	258	67,320
FOP	18	30	2022	5	1,305
FUS	1,260	100	2022	1,260	328,772
STR	60	10	2022	6	1,566
STR	60	10	2022	6	1,566
UOP	1,260	20	2022	252	65,755
TOTALS	3,960			2,619	683,376

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	22	2,619	298.9689	313.92	822,156	2022	2022	15	0	0	1.88
1 TOWNHOUSE 100% - 2023 Heated Area: 2092 HX Base Yr 2023											
FGR 2022 FUS 2022 UOP 2022 BAS 2022 FOP 2022											
111 S 3RD ST, FERNANDINA BEACH											

TOTAL OB/XF 10,200									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000310	C	TOWNHOUSE	100	0006	MU-1	0.00	0.00	2,500.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		683,376	
TOTAL MARKET OB/XF VALUE		10,200	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		818,576	
SOH/AGL Deduction		338,926	
ASSESSED VALUE		479,650	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		428,239	
TOTAL JUST VALUE		818,576	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		915,162	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200211	NEW CONSTR	311,344	10/06/2020
20183229	NEW CONSTR	298,762	09/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2563/0838	5/13/2022	SW	Q	I	01	662,900	
GRANTOR: HARBOR VIEW-ARTISAN L							
GRANTEE: DAMATO JENNIFER & F							
2104/1308	2/28/2017	SW	Q	I	05	1,750,000	
GRANTOR: FERNANDINA LUMBER & S							
GRANTEE: HARBOR VIEW-ARTISAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2022] W22 S21 BAS=[YR=2022] S36 FOP=[YR=2022] S3 E6 N3 W6\$ E6 S3 E16 N39 W6 S2 W4 N2 W12\$ E12 S2 E4 N2 E6 N21\$ PTR=E15 FUS=[YR=2022] E22 S60 W22 N7 STR=[YR=2022] N15 E4 S15 W4\$ E4 N15 W4 N38\$ E37 UOP=[YR=2022] E22 S60 W22 N7 STR=[YR=2022] N15 E4 S15 W4\$ E4 N15 W4 N38\$ W52\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000310	C	TOWNHOUSE	100	0006	MU-1	0.00	0.00	2,500.00