BLOCK 279 LOTS 6-9
CITY OF FDNA BEACH

KERLIN THOMAS
PO BOX 543
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0279-0060

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	03	Quality Level 03

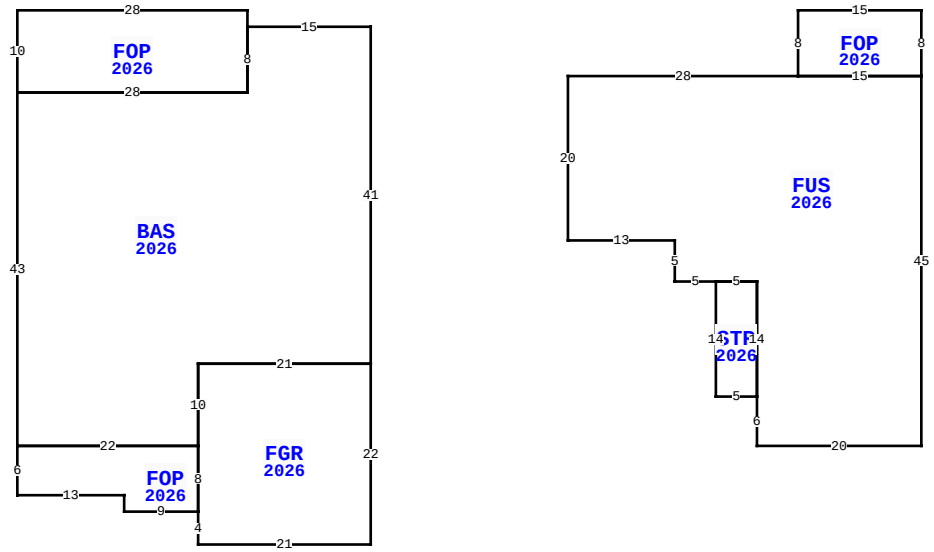
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,759	100	2026	1,759	373,805
FGR	462	55	2026	254	53,978
FOP	120	30	2026	36	7,650
FOP	150	30	2026	45	9,563
FOP	280	30	2026	84	17,851
FUS	1,410	100	2026	1,410	299,639
STR	70	10	2026	7	1,488
TOTALS	4,251			3,595	763,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,595	128.0160	212.51	763,973	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 3169 HX Base Yr



424 S 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 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	763,973
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	1,163,973
SOH/AGL Deduction	26,000
ASSESSED VALUE	1,137,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,137,973
TOTAL JUST VALUE	1,163,973
NCON VALUE	763,973
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0377			03/10/2025
2023-0377	SFR 3224 HTD	589,627	03/06/2024
20210076	DEMOLITION	0	09/27/2021
20091454	H/AC	1,500	10/23/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2691/1020	1/29/2024	QC	U	V	11	100
GRANTOR: KERLIN CASEY						
GRANTEE: KERLIN THOMAS						
2685/287	12/18/2023	QC	U	V	11	100
GRANTOR: KERLIN THOMAS						
GRANTEE: KERLIN CASEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,60] N43 E28 N8 E15 S41 W21 S10 W22 $
FOP=[YR=2026;ORIG=78,17] N8 N2 W28 S10 E28 $
FGR=[YR=2026;ORIG=72,60] N10 E21 S22 W21 N4 N8 $
FOP=[YR=2026;ORIG=50,60] S6 E13 S2 E9 N8 W22 $
FUS=[YR=2026;ORIG=140,60] E20 N45 W15 W28 S20 E13 S5 E5 E5 S14 S6 $
STR=[YR=2026;ORIG=135,40] E5 S14 W5 N14 $
FOP=[YR=2026;ORIG=160,15] W15 N8 E15 S8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	MU-1	50.00	125.00	50.00	FF		1.00	1.00	0.80	5,000.00	4,000.00	200,000							
2	000100	C	RES	0	0006	MU-1	50.00	125.00	50.00	FF		1.00	1.00	0.80	5,000.00	4,000.00	200,000							

REVIEW DATE 06/16/2025 BY HS Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS