

CLEMONS DEBORAH DIANE
1309 S 3RD ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0311-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																																			
CONSTRUCTION										VALUATION SUMMARY										STANDARD																																													
ELEMENT		CD		25		MOD METAL 100		0820		02		1,728		106.2000		90.27		155,987		1993		1995		0		0		70.00		30.00		VALUATION BY		STANDARD																															
Exterior Wall		03		GABLE/HIP 100		1 M/H 93-		100% - 0		Heated Area: 1728		HX Base Yr 2012		Tax Group: 8		Tax Dist:		BUILDING MARKET VALUE		46,796		TOTAL MARKET OB/XF VALUE		1,159		TOTAL LAND VALUE - MARKET		332,500		TOTAL MARKET VALUE		380,455		SOH/AGL Deduction		297,320		ASSESSED VALUE		83,135		TOTAL EXEMPTION VALUE		HX HB		51,411		BASE TAXABLE VALUE		31,724		TOTAL JUST VALUE		380,455		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		311,507	
Roof Structur		12		MODULAR MT 100		05		DRYWALL 100		14		CARPET 80		08		SHT VINYL 20		03		CENTRAL 100		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		0 100		BAS		1993		27		64		27		64															
Interior Wall		12		MODULAR MT 100		05		DRYWALL 100		14		CARPET 80		08		SHT VINYL 20		03		CENTRAL 100		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		0 100		BAS		1993		27		64		27		64															
Interior Floo		12		MODULAR MT 100		05		DRYWALL 100		14		CARPET 80		08		SHT VINYL 20		03		CENTRAL 100		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		0 100		BAS		1993		27		64		27		64															
Interior Floo		12		MODULAR MT 100		05		DRYWALL 100		14		CARPET 80		08		SHT VINYL 20		03		CENTRAL 100		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		0 100		BAS		1993		27		64		27		64															
Air Condition		12		MODULAR MT 100		05		DRYWALL 100		14		CARPET 80		08		SHT VINYL 20		03		CENTRAL 100		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		0 100		BAS		1993		27		64		27		64															
Heating Type		12		MODULAR MT 100		05		DRYWALL 100		14		CARPET 80		08		SHT VINYL 20		03		CENTRAL 100		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		0 100		BAS		1993		27		64		27		64															
Bedrooms		12		MODULAR MT 100		05		DRYWALL 100		14		CARPET 80		08		SHT VINYL 20		03		CENTRAL 100		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		0 100		BAS		1993		27		64		27		64															
Bathrooms		12		MODULAR MT 100		05		DRYWALL 100		14		CARPET 80		08		SHT VINYL 20		03		CENTRAL 100		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		0 100		BAS		1993		27		64		27		64															
Frame		12		MODULAR MT 100		05		DRYWALL 100		14		CARPET 80		08		SHT VINYL 20		03		CENTRAL 100		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		0 100		BAS		1993		27		64		27		64															
Stories		12		MODULAR MT 100		05		DRYWALL 100		14		CARPET 80		08		SHT VINYL 20		03		CENTRAL 100		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		0 100		BAS		1993		27		64		27		64															
Units		12		MODULAR MT 100		05		DRYWALL 100		14		CARPET 80		08		SHT VINYL 20		03		CENTRAL 100		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		0 100		BAS		1993		27		64		27		64															
Quality		03		Quality Level 03		DOR CODE		0200		MOBILE HOME		MAP NUM		MKT AREA		02		NEIGHBORHOOD/LOC		2017.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,728		100		1993		1,728		46,796																					
TOTALS		1,728		1,728		46,796		1309 S 3RD ST, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/24/2026		MLU																																									
EXTRA FEATURES										TOTAL OB/XF										1,159																																													
L N		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																																			
1		1242		WD DECK A		0 100		10 18		180.00		SF		10.00		10.00		100		2005		2005		3		21		378																																					
2		0940		SHEDS/PORT		0 100		14 6		84.00		SF		30.00		30.00		100		1984		1984		3		20		504																																					
4		1242		WD DECK A		0 100		12 11		132.00		SF		10.00		10.00		100		2005		2005		3		21		277																																					