BLOCK 311 LOTS 2 & 7
EX N33.33' AND LOTS 3 THRU 6
IN OR 2367/1186

MOORE BRETT & CHASTA N
1321 S 3RD STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0311-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

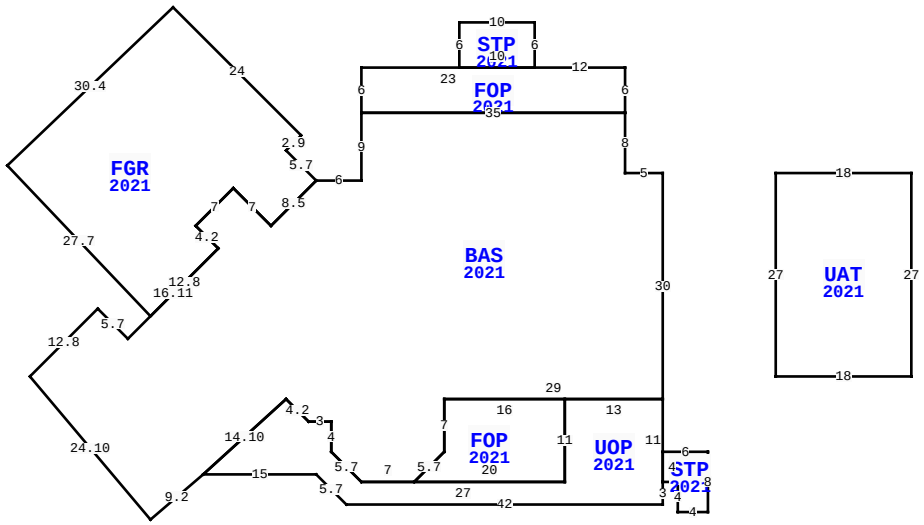
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
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	2,689	100	2021	2,689	486,321
FGR	824	55	2021	453	81,927
FOP	184	30	2021	55	9,948
FOP	210	30	2021	63	11,393
STP	40	10	2021	4	723
STP	60	10	2021	6	1,085
UAT	486	10	2021	49	8,862
UOP	385	20	2021	77	13,926
TOTALS	4,878			3,396	614,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,396	110.6070	183.61	623,540	2021	2021	0	0	0	1.50	98.50

2 SFR CUST 100% - 2023 Heated Area: 2689 HX Base Yr 2023



1321 S 3RD ST, FERNANDINA BEACH

BLD DATE	01/10/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		614,187
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		667,500
TOTAL MARKET VALUE		1,331,687
SOH/AGL Deduction		318,466
ASSESSED VALUE		1,013,221
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		961,810
TOTAL JUST VALUE		1,331,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,192,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013102	SWIM POOL	100,000	08/25/2022
20210020	NEW CONSTR	0	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/1186	6/08/2020	WD	Q	V	01	107,500
GRANTOR: WHITE STANLEY E ET AL						
GRANTEE: MOORE BRETT & CHAST						
1797/0003	6/08/2012	QC	U	I	11	100
GRANTOR: CLEMONS DEBORAH DIANE						
GRANTEE: CLEMONS DEBORAH DIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W5 N8 FOP=[YR=2021] N6 W12 STP=[YR=2021] N6 W10 S6 E10$ W23 S6 E35$ W35 S9 W6 FGR=[YR=2021] U4 L4 R2 U2 U17 L17 L22 D21 R19 D20 U9 R9 U3 L3 U5 R5 D5 R5 U6 R6 $ D6 L6 U5 L5 D5 L5 D3 R3 D12 L12 U4 L4 D9 L9 D19 R16 U6 R7 UOP=[YR=2021] E15 D4 R4 E42 N3 STP=[YR=2021] E2 S4 E4 N8 W6 S4$ N11 W13 FOP=[YR=2021] W16 S7 D4 L4 E20 N11$ S11 W27 U4 L4 N4 W3 U3 L3 L11 D10 $ U10 R11 D3 R3 E3 S4 D4 R4 E7 U4 R4 N7 E29 N30 $ PTR=E15 UAT=[YR=2021] E18 S27 W18 N27$ W15$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	000116	C	RES MARSH	100	0007	RM	267.00	133.00	267.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	667,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 667,500 Market: 0 Agricultural: 0 Common: 667,500 PRINTED 07/09/2026 BY SYS