

LOT 1 IN OR 633/424
JACOBSON SUB PB 5/238

SMITH W STEVEN & ELIZABETH D
4984 ISLAND LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-032A-0001-0000



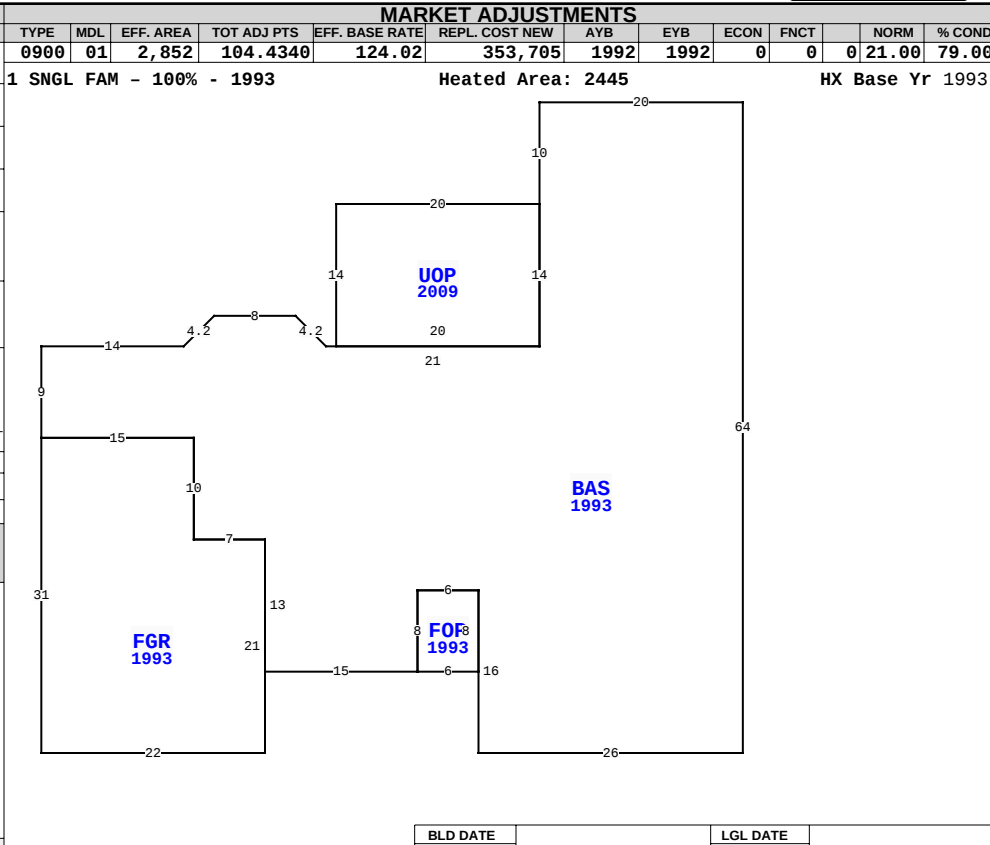
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	239,551
FGR	612	55	337	33,018
FOP	48	30	14	1,371
UOP	280	20	56	5,487
TOTALS	3,385		2,852	279,427

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1992
2	0812	CONCRETE C	0	100	0	1,335.00	SF	4.00	4.00	100	1992
4	0510	GARAGE WD-	0	100	18	252.00	SF	35.00	35.00	100	1999
5	0810	CONCRETE A	0	100	0	200.00	SF	6.50	6.50	100	2009
6	0855	CONC PAVER	0	100	0	281.00	SF	7.00	7.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	1.00



4984 ISLAND LN, FERNANDINA BEACH				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480	
1,335.00	SF	4.00	4.00	100	1992	1992	3	66	3,524	
252.00	SF	35.00	35.00	100	1999	1999	3	28	2,470	
200.00	SF	6.50	6.50	100	2009	2009	3	91	1,183	
281.00	SF	7.00	7.00	100	2009	2009	3	91	1,790	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		279,427	
TOTAL MARKET OB/XF VALUE		10,447	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		639,874	
SOH/AGL Deduction		421,280	
ASSESSED VALUE		218,594	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		168,594	
TOTAL JUST VALUE		639,874	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		471,557	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22494	ADDITION	4,000	05/01/2009
B9905682	NEW CONSTR	5,600	01/01/1999
7490	NEW CONSTR	140,000	08/27/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0633/0424	8/08/1991	WD	Q	V	
GRANTOR: JACOBSON KEN & LUE E					SALE PRICE
GRANTEE: SMITH W STEVEN & LI					40,500

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 S10 UOP=[YR=2009] W20 S14 E20 N14\$ S14 W21 U3 L3 W8 L3 D3 W14 S9 FGR=[YR=1993] S31 E22 N21 W7 N10 W15 \$ E15 S10 E7 S13 E15 FOP=[YR=1993] E6 N8 W6 S8 \$ N8 E6 S16 E26 N64 \$.											