LOT 55
IN OR 1992/991
PARKWAY NORTH PB 5/263

GINN FAMILY TRUST/GINN JOHN D TRUSTEE
4441 BEAN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-163N-0055-0000

BUILDING CHARACTERISTICS

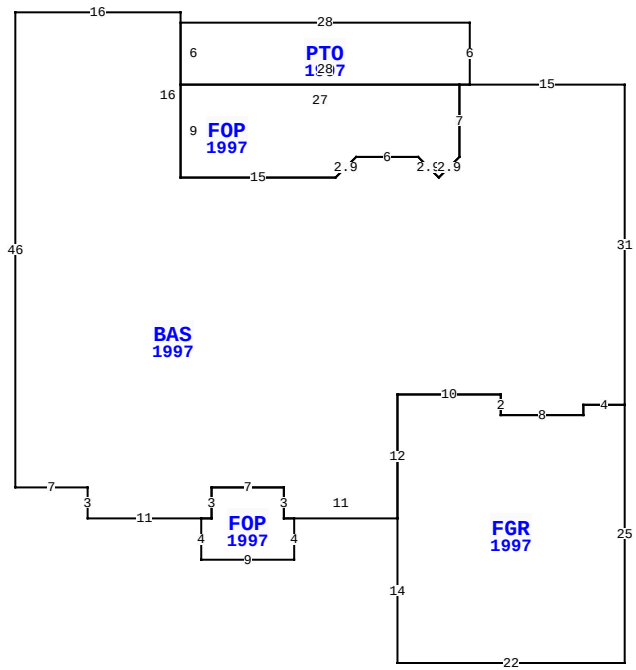
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1072.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,079	100	2,079	317,454
FGR	552	55	304	46,420
FOP	57	30	17	2,596
FOP	225	30	68	10,383
PTO	168	5	8	1,222
TOTALS	3,081		2,476	378,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,476	117.1104	166.88	413,195	1997	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2014 Heated Area: 2079 HX Base Yr 2014



4441 BEAN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		378,073
TOTAL MARKET OB/XF VALUE		8,718
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		596,791
SOH/AGL Deduction		266,237
ASSESSED VALUE		330,554
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,554
TOTAL JUST VALUE		596,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131252	REMBATH	42,000	06/05/2013
B9610087	NEW CONSTR	123,504	10/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1992/0991	7/17/2015	QC	U	I	11	100
GRANTOR: GINN JOHN D & SALLY G						
GRANTEE: GINN FAMILY TRUST						
1809/1893	8/27/2012	WD	Q	I	02	290,000
GRANTOR: FOURNIL JEAN-PIERRE &						
GRANTEE: GINN JOHN D & SALLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 PTO=[YR=1997] N6 W28 S6 FOP=[YR=1997] S9 E15 U2 R2 E6 D2 R2 U2 R2 N7 W27$ E28$ W1 S7 L2 D2 L2 U2 W6 D2 L2 W15 N16 W16 S46 E7 S3E11 FOP=[YR=1997] S4 E9 N4 W1 N3 W7 S3 W1$ E1 N3 E7 S3 E11 FGR=[YR=1997] S14 E22 N25 W4 S1 W8 N2 W10 S12$ N12 E10 S2 E8 N1 E4 N31$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0812	CONCRETE C	0	100	0	0	1,211.00	SF	4.00	4.00	100	1997	1997	3	75	3,633	
3	0810	CONCRETE A	0	100	0	0	198.00	SF	6.50	6.50	100	1997	1997	3	75	965	
4	0911	SCRN RM A	0	100	28	4	112.00	SF	17.50	17.50	100	2005	2005	3	27	529	
5	1126	CB/STC 8"	0	100	0	0	126.00	SF	8.00	8.00	100	1997	1997	3	75	756	

LAND DESCRIPTION

TOTAL OB/XF 8,718

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	000134	C	SFR POND	100			0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							

REVIEW DATE 02/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/02/2023 BY SYS