LOT 60
IN OR 930/1530
PARKWAY NORTH PB 5/263

SAMUELSON CAROLE N TRUSTEE/HERBERT L & CAROLE N SA
4440 BEAN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-163N-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

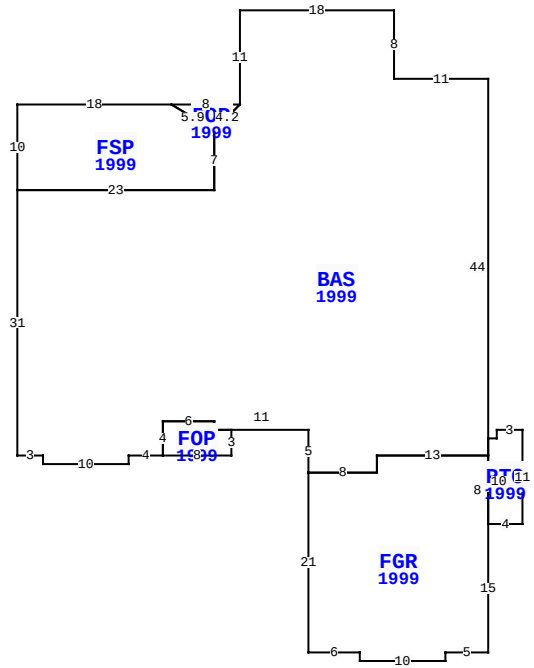
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,221	100	2,221	324,184
FGR	477	55	262	38,243
FOP	12	30	4	584
FOP	30	30	9	1,313
FSP	223	40	89	12,991
PTO	43	5	2	292
TOTALS	3,006		2,587	377,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,587	115.7376	164.93	426,674	1999	1999	0	0	0	11.50	88.50

1 SFR CUST – 0% - 0 Heated Area: 2221 HX Base Yr



4440 BEAN ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	377,606
TOTAL MARKET OB/XF VALUE	9,379
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	586,985
SOH/AGL Deduction	155,455
ASSESSED VALUE	431,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	431,530
TOTAL JUST VALUE	586,985
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	541,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112155	H/AC	3,000	12/01/2011
B990024	NEW CONSTR	169,368	03/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0930/1530	5/03/2000	WD	Q	I		204,900
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: SAMULESON HERBERT &						
0763/1270	6/24/1996	WD	U	V	09	100,000
GRANTOR: GREYLAND REAL EST INV						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W11 N8 W18 S11 FOP=[YR=1999] W8 FSP=[YR=1999] W18 S10 E23 N7 U3 L5 $ D3 R5 U3 R3 $ D3 L3 S7 W23 S31 E3 S1 E10 N1 E4 FOP=[YR=1999] E8 N3 W2 N1 W6 S4 $ N4 E6 S1 E11 S5 FGR=[YR=1999] S21 E6 S1 E10 N1 E5 N15 PTO=[YR=1999] E4 N11 W3 S1 W1 S10 $N8 W13 S2 W8 $ E8 N2 E13 N44 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	0	0	0	1,207.00	SF	6.50	6.50	100	1999	1999	3	79	6,198	
3	0810	CONCRETE A	0	0	0	0	47.00	SF	6.50	6.50	100	1999	1999	3	79	241	

LAND DESCRIPTION

TOTAL OB/XF 9,379

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	SFR	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 02/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS