

BLOCK 12 LOTS 25 & S5 FT OF 26
IN OR 1793/1207
CITY OF FDNA BEACH

COALSON DAVID B & MERRY A
111 S 4TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0012-0250



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	92,600
FOP	100	30	30	2,671
FOP	88	30	26	2,315
STR	15	10	2	178
TOTALS	1,243		1,098	97,764

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	10	5	50.00	SF	6.50	6.50	100	1946
2	0825	BRICK	0 100	0	0	400.00	SF	8.75	8.75	100	1995
4	0851	PATIO STON	0 100	9	7	63.00	SF	0.75	0.75	100	1998

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	0006	R-2	30.00	100.00	30.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,098	116.4092	105.06	115,356	1946	1990	0	0	0 15.25	84.75
1 SINGLE FAM - 100% - 2015 Heated Area: 1040 HX Base Yr 2015											
111 S 4TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
3,286											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						97,764					
TOTAL MARKET OB/XF VALUE						3,286					
TOTAL LAND VALUE - MARKET						115,500					
TOTAL MARKET VALUE						216,550					
SOH/AGL Deduction						119,766					
ASSESSED VALUE						96,784					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						46,784					
TOTAL JUST VALUE						216,550					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						215,019					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140328	REPAIR/RRF	30,000	02/17/2014
20120901	RE-ROOF	3,000	05/18/2012
20101157	H/AC	3,800	07/15/2010
8622	REPAIR/RRF	2,000	10/14/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1793/1207	5/11/2012	WD	Q	I	02	87,000
GRANTOR: PIRATE ISLAND PROPERT						
GRANTEE: COALSON DAVID B & M						
1788/0544	3/09/2012	WD	Q	I	02	52,000
GRANTOR: MARSHALL LAURA A						
GRANTEE: PIRATE ISLAND PROPE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1995] W22 S4 E1 BAS=[YR=1993] S52 FOP=[YR=1993] S5E7 STR=[YR=1993] S3E5 N3W5\$ E13 N5 W20 \$ E20 N52W20\$ E21N4\$.											