BLOCK 12 LOTS S 1/2 OF 27 & 28
& N 20 FT OF 26
CITY OF FDNA BEACH

I P HOLDINGS GROUP LLC
316 ASH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0012-0272

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

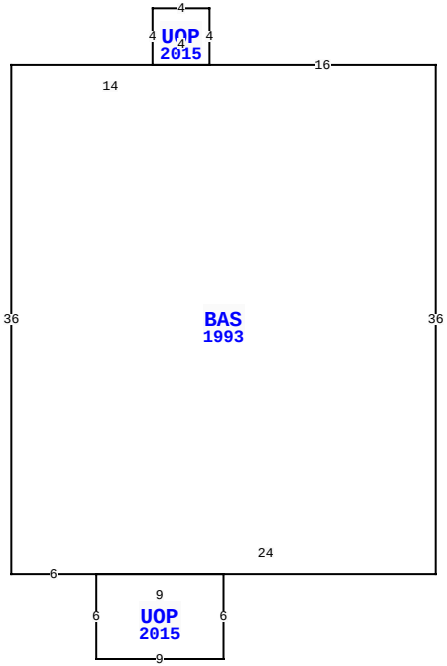
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,080	100	1,080	121,754
UOP	16	20	3	338
UOP	54	20	11	1,240
TOTALS	1,150		1,094	123,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,094	119.0380	141.36	154,648	1930	1970	0	0	0	20.25	79.75

1 SNGL FAM – 0% - 0 Heated Area: 1080 HX Base Yr



101 S 4TH 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	123,332
TOTAL MARKET OB/XF VALUE	1,135
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	349,467
SOH/AGL Deduction	0
ASSESSED VALUE	349,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,467
TOTAL JUST VALUE	349,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220296	REMODEL	0	11/30/2022
8099	REPAIR/RRF	2,000	01/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0012	11/28/2022	WD	U	I	11	100
GRANTOR: I P HOLDINGS GROUP LL						
GRANTEE: I P HOLDINGS GROUP						
2525/1112	12/29/2021	WD	Q	I	01	500,000
GRANTOR: MOORE RANDALL & CHARI						
GRANTEE: I P HOLDINGS GROUP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=2015] N4 W4 S4 E4$ W14 S36 E6
UOP=[YR=2015] S6 E9 N6 W9$ E24 N36$.

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	0825	BRICK	0	0	0	0	131.00	SF	8.75	8.75	100	2015	2015	3	99	1,135	

LAND DESCRIPTION

TOTAL OB/XF 1,135

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	0006	C-3	50.00	50.00	4,500.00	SF		1.00	1.00	1.00	50.00	50.00	225,000							

REVIEW DATE 05/10/2022 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS