



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	167,976
FEP	72	80	58	7,060
FUS	546	100	546	66,460
UOP	311	20	62	7,546
UUS	165	50	82	9,982

TOTALS	2,474		2,128	259,023
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0819	CONC 12"	0 100	5	7	35.00	SF	9.50	9.50
3	0810	CONCRETE A	0 100	13	7	91.00	SF	6.50	6.50
4	0825	BRICK	0 100	19	2	38.00	SF	6.25	6.25
5	1242	WD DECK A	0 100	12	3	36.00	SF	10.00	10.00
6	1242	WD DECK A	0 100	6	3	18.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-2	50.00	100.00	50.00

REVIEW DATE	06/08/2018	BY	DJX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,128	117.8205	139.91	297,728	1920	1995	0	0	0 13.00	87.00	
1 SNGL FAM - 100% - 2002												
Heated Area: 1926												
HX Base Yr 2002												

119 N 4TH ST, FERNANDINA BEACH

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

TOTAL OB/XF												
1,200												

Total Acres: 0.00	Total Land Value: 160,000	Market: 0	Agricultural: 0	Common: 160,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	259,023		
TOTAL MARKET OB/XF VALUE	1,200		
TOTAL LAND VALUE - MARKET	160,000		
TOTAL MARKET VALUE	420,223		
SOH/AGL Deduction	182,687		
ASSESSED VALUE	237,536		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	187,536		
TOTAL JUST VALUE	420,223		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	397,746		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071611	WIDEN DRIVEWAY EN	0	08/16/2007
20012563	9' GATE INSTALLAT	0	01/11/2002
20011614	BATHRM & KITCHEN	0	07/17/2001
20011617	FIVE PLUMB.FIXTUR	0	07/17/2001
20011531	BATHRM & KITCHEN	4,000	07/06/2001
20003868	PLAQUE & IRON GAT	15	08/31/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0991/0064	6/08/2001	TD	Q	I		350,000	
GRANTOR: TAYLOR MARY V TRUSTEE							
GRANTEE: HAMER ROBERT & LEON							
0968/1274	1/30/2001	WD	U	I	01	100	
GRANTOR: TAYLOR MARY V							
GRANTEE: TAYLOR MARY V TRUST							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W3 FEP=[YR=1993] N6 W12 S6 E12 \$ W19 S12 W13 S30 UOP=[YR=1993] S11 E34 N8 W21 N3 W13 \$ E13 S3 E22 N45 \$ PTR= E15 FUS=[YR=1993] E13 UUS=[YR=1993] N15 E11 S15 W11 \$ E22 S6 W11 S24 W14 N24 W10 N6 \$ W15 \$.									