BLK 19 S1/2 LOTS 1 & 16
IN OR 2101/821
CITY OF FDNA BEACH

WRIGHT JULIA ANNE & PHILIP HENRY
404 N 4TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0019-0010

BUILDING CHARACTERISTICS

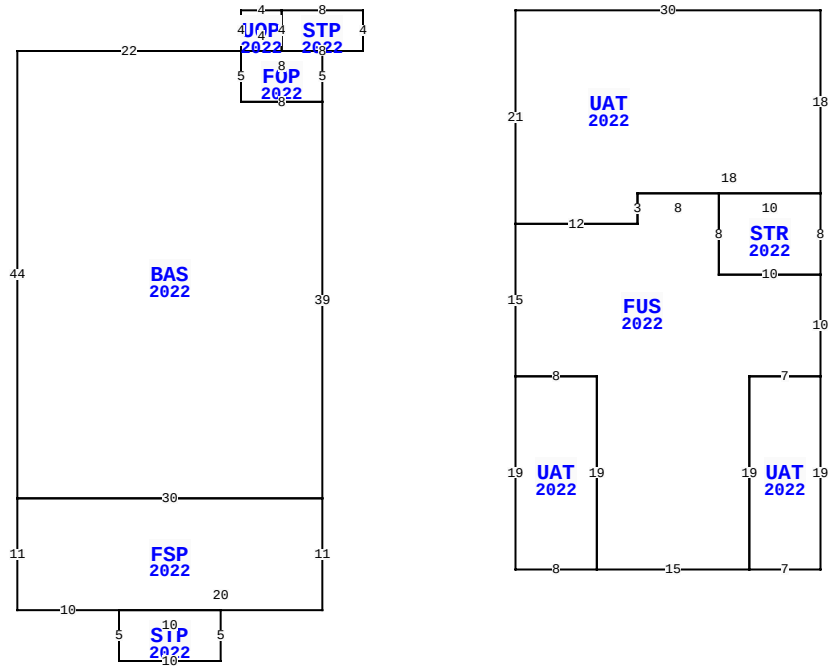
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,280	100	1,280	173,683
FOP	40	30	12	1,628
FSP	330	40	132	17,911
FUS	709	100	709	96,204
STP	32	10	3	407
STP	50	10	5	678
STR	80	10	8	1,086
UAT	133	10	13	1,764
UAT	152	10	15	2,035
UAT	576	10	58	7,870
TOTALS	3,398		2,238	303,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,238	114.2680	135.69	303,674	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 1989 HX Base Yr 2023



** This building has 11 Sub-Areas

404 N 4TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		303,674
TOTAL MARKET OB/XF VALUE		5,820
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		484,494
SOH/AGL Deduction		0
ASSESSED VALUE		484,494
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		434,494
TOTAL JUST VALUE		484,494
NCON VALUE		309,494
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200648	NEW CONSTR	258,464	01/14/2021
7654	DEMOLITION	1,500	04/20/1993
7286	REMODEL	2,000	08/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2101/0821	2/14/2017	WD	Q	V	02	65,000
GRANTOR: NEWMAN DALE & DANIEL						
GRANTEE: WRIGHT JULIA ANNE &						
1916/1878	5/12/2014	WD	U	V	37	45,000
GRANTOR: SASSER JOHN E						
GRANTEE: NEWMAN DALE & DANIE						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2022] W8 UOP=[YR=2022] W4 S4 BAS=[YR=2022] W22 S44 FSP=[YR=2022] S11 E10 STP=[YR=2022] S5 E10 N5 W10$ E20 N11 W30$ E30 N39 FOP=[YR=2022] N5 W8 S5 E8$ W8 N5$ E4 N4$ S4 E8 N4$ PTR=E15 UAT=[YR=2022] E30 S18 STR=[YR=2022] S8 FUS=[YR=2022] S10 UAT=[YR=2022] S19 W7 N19 E7$ W7 S19 W15 UAT=[YR=2022] W8 N19 E8 S19$ N19 W8 N15 E12 N3 E8 S8 E10$ W10 N8 E10$ W18 S3 W12 N21$ W15$.

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	0855	CONC PAVER	0	100	0	0	582.00	SF	10.00	10.00	100	2022	2022	3	100	5,820	

LAND DESCRIPTION

TOTAL OB/XF 5,820

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	100		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	175,000							

REVIEW DATE 04/12/2023 BY TW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS