

BLOCK 19 LOTS 2 THRU 5 &
10 THRU 15
CITY OF FDNA BEACH

VEAL MICHAEL B L/E/
426 N 4TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0019-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	19	COMMON BRK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	936	100	936	85,952
FEP	192	80	154	14,142
TOTALS	1,128		1,090	100,093

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1980	1980	3	20
2	0810	CONCRETE A	0 100	6	11	66.00	SF	6.50	6.50	100	1980	1980	3	35
3	1242	WD DECK A	0 100	4	5	20.00	SF	10.00	10.00	100	1998	1998	3	20
4	0810	CONCRETE A	0 100	6	7	42.00	SF	6.50	6.50	100	1998	1998	3	77
5	0810	CONCRETE A	0 100	3	4	12.00	SF	6.50	6.50	100	1997	1997	3	75
6	0350	CARPORT WD	0 100	24	24	576.00	SF	13.00	13.00	100	2004	2004	3	24
7	0462	ST/AL FNC	0 100	180	4	720.00	SF	10.00	10.00	100	2004	2004	3	40

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0006	R-2	200.00	100.00	200.00	FF		1.00	1.00	0.75
2	000100	C	SFR	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.70
3	000100	C	SFR	100		R-2	200.00	100.00	200.00	FF		1.00	1.00	0.30

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,090	125.9280	113.65	123,878	1951	1991		0	0	19.20	80.80		
1 SINGLE FAM - 100% - 0														
Heated Area: 936														
HX Base Yr														
BAS 1993 FEP 1993														

426 N 4TH ST, FERNANDINA BEACH														
TOTAL OB/XF 6,000														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		100,093	
TOTAL MARKET OB/XF VALUE		6,000	
TOTAL LAND VALUE - MARKET		980,000	
TOTAL MARKET VALUE		1,086,093	
SOH/AGL Deduction		576,044	
ASSESSED VALUE		510,049	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		460,049	
TOTAL JUST VALUE		1,086,093	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		500,299	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040172	250LF WOOD FENCE	3,000	01/29/2004
20020431	VINYL SIDING	3,300	03/12/2002
9505	REPAIR/RRF	3,300	12/05/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2581/1674	8/03/2022	LE U	I		11	100	
GRANTOR: VEAL MICHAEL B							
GRANTEE: LANE MELISSA SILVA							
0715/1521	10/11/1994	WD	Q	I		40,000	
GRANTOR: SMITH MICHAEL E & SAM							
GRANTEE: VEAL MICHAEL B							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W26 S36 E1 FEP=[YR=1993] S8 E24 N8 W24 \$ E25 N36 \$.														