

BLOCK 20 LOTS 3 & 4
IN OR 1619/722 & OR 1701/1613
CITY OF FDNA BEACH

GROFF THOMAS & SUSAN
314 N 4TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0020-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	

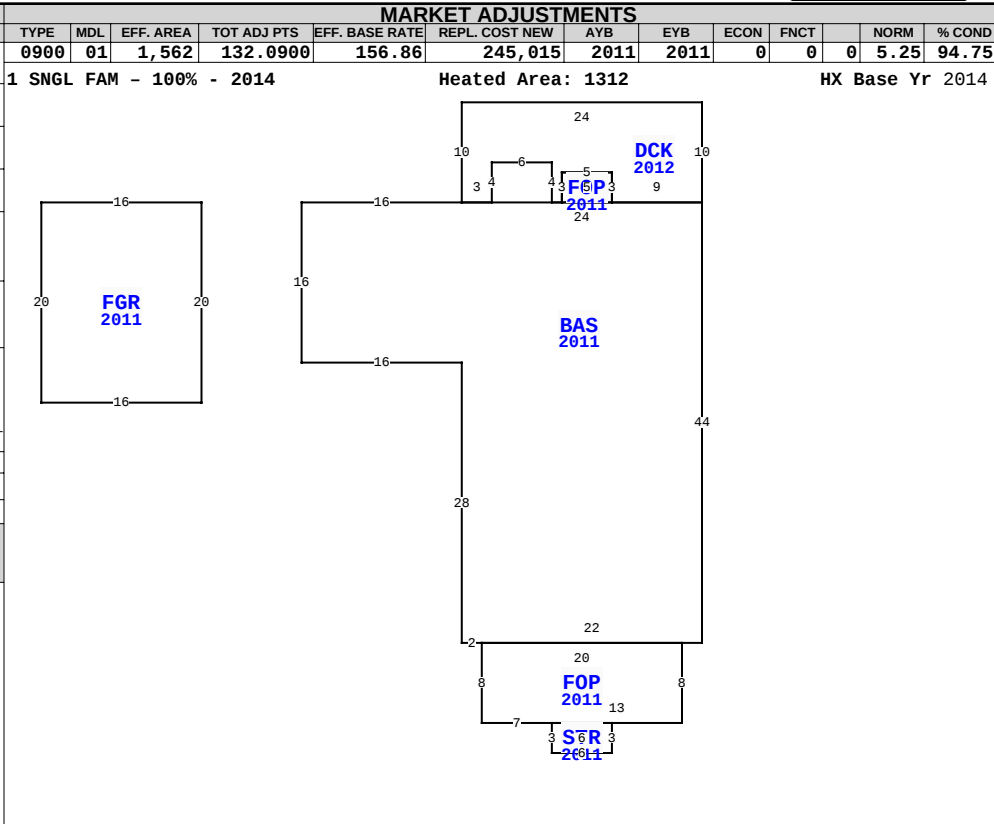
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100	1,312	194,996
DCK	201	10	20	2,972
FGR	320	55	176	26,158
FOP	15	30	4	594
FOP	160	30	48	7,134
STR	18	10	2	298

TOTALS	2,026		1,562	232,152
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1130	REINFR	6	0	100	33	6		198.00	SF	6.33
2	0855	CONC PAVER	0	100	81	17			1,377.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0			300.00	SF	7.00

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	RS-2	50.00	100.00	50.00	FF	1.00

REVIEW DATE 06/08/2018 BY DJX



314 N 4TH ST, FERNANDINA BEACH

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

TOTAL OB/XF												12,262	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
06	RS-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	1	

Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						232,152					
TOTAL MARKET OB/XF VALUE						12,262					
TOTAL LAND VALUE - MARKET						175,000					
TOTAL MARKET VALUE						419,414					
SOH/AGL Deduction						217,792					
ASSESSED VALUE						201,622					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						151,622					
TOTAL JUST VALUE						419,414					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						394,741					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122564	10X24 DECK	2,200	12/26/2012
20122219	BRICK PAVERS	0	10/30/2012
20111064	4'H FENCE	2,350	06/29/2011
20101514	STANDING SEAM ROO	130,000	09/03/2010
20101513	NEW CONSTR	0	07/16/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1619/0722	5/12/2009	WD	Q	V	02	75,000

GRANTOR: BRAEGER PAUL J & SHER
GRANTEE: GROFF THOMAS & SUSAN

BUILDING NOTES											
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BUILDING DIMENSIONS
DCK=[YR=2012] W24S10 BAS=[YR=2011] W16S16 E16 S28 E2
FOP=[YR=2011] S8E7 STR=[YR=2011] S3E6N3W6S E13N8 W20S
E22N44W24S E3N4E6S4E1 FOP=[YR=2011] E5N3W5S3S N3E5S3E9N10S
PTR=W50 S10 FGR=[YR=2011] W16S20E16N20S10 E50S\$.