

BLOCK 22 LOTS 3 & 4
IN OR 2062/650
CITY OF FDNA BEACH

BROWN PAMELA S &/AUSTIN DAVID A (JT/RS)
116 N 4TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0022-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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
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NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100	950	122,374
FUS	652	100	652	83,987
UOP	266	20	53	6,827

TOTALS	1,868		1,655	213,188
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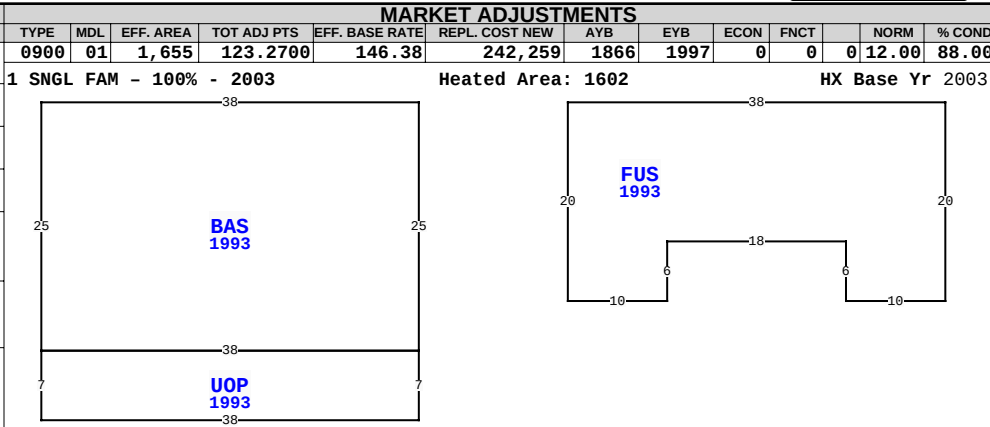
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400	
2	1243	WD DECK F	0 100	6	2	12.00	SF	8.00	8.00	100	2001	2001	3	20	19	
3	0825	BRICK	0 100	6	6	36.00	SF	12.50	12.50	100	1999	1999	3	94	423	
4	1242	WD DECK A	0 100	5	6	30.00	SF	10.00	10.00	100	2001	2001	3	20	60	
5	0810	CONCRETE A	0 100	14	9	126.00	SF	6.50	6.50	100	1992	1992	3	66	541	
6	0858	SCULP CONC	0 100	0	0	1,460.00	SF	13.00	13.00	100	2001	2001	3	95	18,031	
7	1241	WD DECK G	0 100	28	4	112.00	UT	11.50	11.50	100	2001	2001	3	30	386	
8	0476	VF 6 SBPL	0 100	0	0	168.00	LF	32.00	32.00	100	2001	2001	3	58	3,118	
9	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	58	348	
10	0825	BRICK	0 100	0	0	774.00	SF	12.50	12.50	100	2015	2015	3	99	9,578	

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	0.80	2,200.00	1,760.00	88,000							
2	000100	C	SFR	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	0.80	2,200.00	1,760.00	88,000							

REVIEW DATE 07/06/2020 BY DJA



116 N 4TH ST, FERNANDINA BEACH

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

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

TOTAL OB/XF

TOTAL OB/XF	33,904
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Market: 0

NASSAU COUNTY PROPERTY										PAGE 1 of 2		2
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						285,082						
TOTAL MARKET OB/XF VALUE						38,611						
TOTAL LAND VALUE - MARKET						176,000						
TOTAL MARKET VALUE						499,693						
SOH/AGL Deduction						161,641						
ASSESSED VALUE						338,052						
TOTAL EXEMPTION VALUE						HX		HB		50,000		
BASE TAXABLE VALUE						288,052						
TOTAL JUST VALUE						499,693						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						464,123						
PERMIT NUM				DESCRIPTION				AMT			ISSUED	
20222173				SWIM POOL				0			07/01/2022	
20150047				REMODEL				15,000			01/09/2015	
20111966				REPAIR/RRF				2,960			10/31/2011	
20110804				H/AC				3,500			05/24/2011	
20033114				REMODEL				1,000			05/19/2003	
2004290				GARAGE				55,000			11/02/2000	
SALES DATA												
OFF RECORD Number			DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2062/0650			8/02/2016		QC	U	I	11	100			
GRANTOR: BROWN PAMELA S												
GRANTEE: BROWN PAMELA S & DA												
1553/1274			3/03/2008		QC	U	I	01	100			
GRANTOR: BROWN PAMELA S & BRAD												
GRANTEE: BROWN PAMELA S												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W38 S25 UOP=[YR=1993] S7 E38 N7 W38 \$ E38 N25												
\$ PTR= E15 FUS=[YR=1993] E38 S20 W10 N6 W18 S6 W10 N20 \$ W15												
\$.												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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2062/0650	8/02/2016	QC	U	I	11	100
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GRANTOR: BROWN PAMELA S

GRANTEE: BROWN PAMELA S & DA

1553/1274	3/03/2008	QC	U	I	01	100
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GRANTOR: BROWN PAMELA S & BRAD

GRANTEE: BROWN PAMELA S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S25 UOP=[YR=1993] S7 E38 N7 W38 \$ E38 N25 \$ PTR= E15 FUS=[YR=1993] E38 S20 W10 N6 W18 S6 W10 N20 \$ W15 \$.

Common: 176,000

PRINTED 08/02/2023 BY SYS

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Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

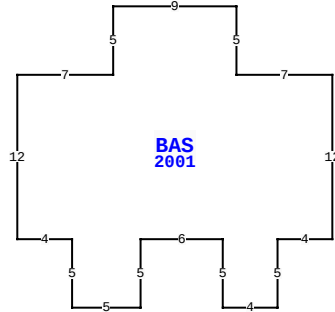
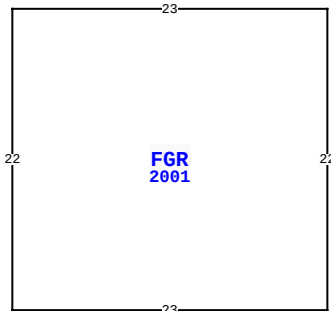
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	366	100	366	40,859
FGR	506	55	278	31,035
TOTALS	872		644	71,894

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
11	1076	TRELLIS A	0	100	0	216.00	SF	7.50	7.50
12	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	644	137.4450	124.04	79,882	2001	2001	0	0	0	10.00	90.00	
2 SINGLE FAM - 100% - 2003													
Heated Area: 366													
HX Base Yr 2003													



NASSAU COUNTY PROPERTY									
PAGE 2 of 2									
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VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
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ASSESSED VALUE					338,052				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					288,052				
TOTAL JUST VALUE					499,693				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					464,123				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990227	REMODEL	20,000	04/14/1999
990228	DEMOLITION	0	04/14/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2062/0650	8/02/2016	QC	U	I	11	100	
GRANTOR: BROWN PAMELA S							
GRANTEE: BROWN PAMELA S & DA							
1553/1274	3/03/2008	QC	U	I	01	100	
GRANTOR: BROWN PAMELA S & BRAD							
GRANTEE: BROWN PAMELA S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2001] W23 S22 E23 N22\$ PTR= E20 BAS=[YR=2001] E7 N5 E9 S5E7 S12 W4 S5 W4 N5 W6 S5 W5 N5 W4 N12 \$ W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS