



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		40 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		19 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE		8600COUNTY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,244	100	6,244	882,278
CAN	44	30	13	1,837
STP	186	10	19	2,685
TOTALS	6,474		6,276	886,798

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
1	0810	CONCRETE A	0	0	7	7	49.00	SF	6.50	6.50	100	1980	1980	3
2	0810	CONCRETE A	0	0	17	4	68.00	SF	6.50	6.50	100	1980	1980	3
3	0810	CONCRETE A	0	0	11	4	44.00	SF	6.50	6.50	100	1980	1980	3
4	0810	CONCRETE A	0	0	84	4	336.00	SF	6.50	6.50	100	1980	1980	3
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1980	1980	3
6	0810	CONCRETE A	0	0	11	4	44.00	SF	6.50	6.50	100	1980	1980	3

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	008600	C	COUNTY	0	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00

REVIEW DATE 01/07/2022 BY KK

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	6,276	108.9032	188.40	1,182,398	1958	1980	0	0	0	25.00	75.00
1 GOVT BLDG - 0% - 0												
Heated Area: 6244												
HX Base Yr												
Diagram showing a rectangular lot with dimensions 81, 78, 37, 28, 16, 4, 31, 31, 6, 6. A small rectangular structure is shown at the bottom left with dimensions 31, 31, 6, 6. The lot is labeled BAS 1993 and STP 2010.												
30 S 4TH ST, FERNANDINA BEACH												
BLD DATE 01/07/2022 KK LGL DATE 01/07/2022 KK LAND DATE 01/07/2022 KK AG DATE												

TOTAL OB/XF														
1,320														

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1,320														

Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		886,798	
TOTAL MARKET OB/XF VALUE		1,320	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,388,118	
SOH/AGL Deduction		442,521	
ASSESSED VALUE		945,597	
TOTAL EXEMPTION VALUE		03 945,597	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,388,118	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,299,957	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111463	ELEC OTHER	85	08/25/2011
20071865	REPAIR/RRF	68,300	10/04/2007
20070396	OTHER	2,350	03/06/2007
20062813	H/AC	28,324	12/27/2006
20062658	FOUNDATION	0	12/04/2006
20020963	REMODEL	0	06/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W81 S78 E16 CAN=[YR=1993] S2 STP=[YR=2010] S6 E31 N6 W31\$ E11 N4 W11 S2\$ N2 E37 S2 E28 N78\$.														