

BLOCK 80 LOT 4
IN OR 808/1339
CITY OF FDNA BEACH

4-B PROPERTIES LLC
PO BOX 128
UNIONTOWN, KY 42461

2023

00-00-31-1800-0080-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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DOR CODE	7800	REST HOMES
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MAP NUM		MKT AREA	01
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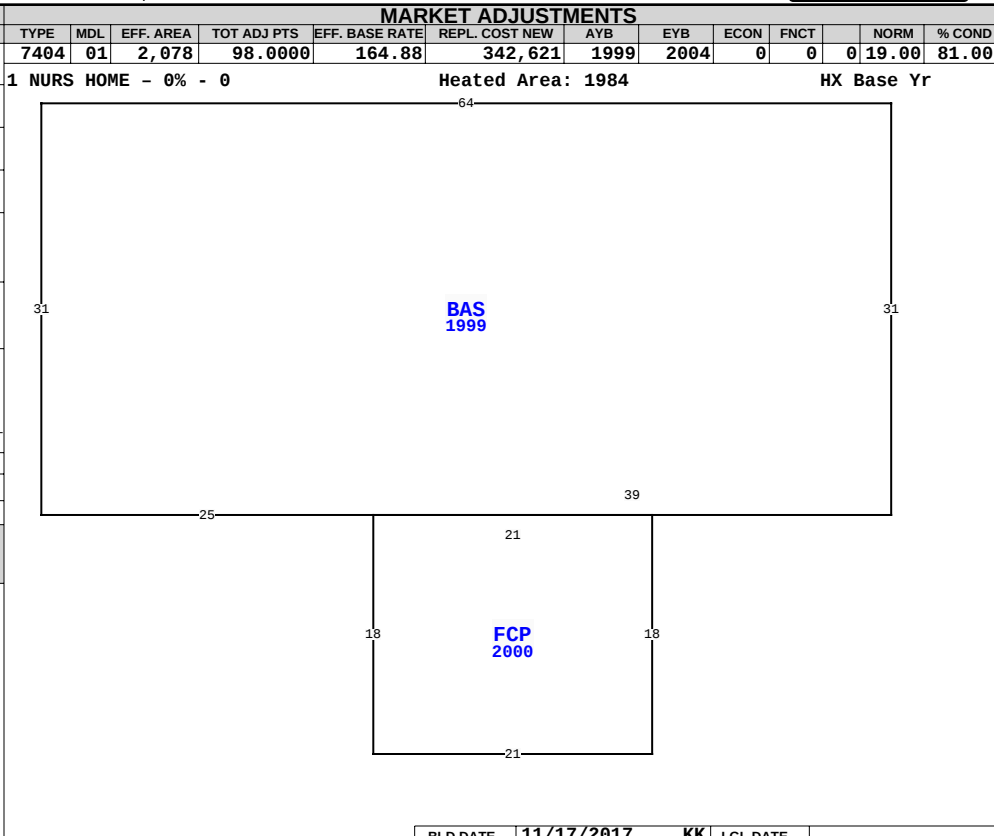
NEIGHBORHOOD/LOC	1001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	264,969
FCP	378	25	94	12,554

TOTALS	2,362		2,078	277,523
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0966	FIRE SPRNK	0	0	0	0	1,984.00	SF	3.00	3.00	
2	0876	SAUNA BATH	0	0	0	0	1.00	UT	2,000.00	2,000.00	
3	0810	CONCRETE A	0	0	0	0	2,347.00	SF	6.50	6.50	
4	0446	BOX FNC 6'	0	0	0	0	21.00	LF	20.00	20.00	
5	0422	CL FNC 4'	0	0	0	0	216.00	LF	15.00	15.00	
6	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	007310	C	NURS HOME	0	0006	R-2	100.00	100.00	100.00	FF	



BLD DATE	11/17/2017	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

1004 BROOME ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		277,523	
TOTAL MARKET OB/XF VALUE		19,992	
TOTAL LAND VALUE - MARKET		297,500	
TOTAL MARKET VALUE		595,015	
SOH/AGL Deduction		332,557	
ASSESSED VALUE		262,458	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		262,458	
TOTAL JUST VALUE		595,015	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		372,568	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220094	ROOF	0	06/10/2022
984347	NEW CONSTR	100,000	10/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0808/1339	10/03/1997	WD	Q	V	
GRANTOR: MCNEAL DAPHNE GALLOWA					SALE PRICE
GRANTEE: 4-B PROPERTIES LLC					13,500
0446/0547	2/01/1985	FS	U	V	
GRANTOR:					500
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W64 S31 E25 FCP=[YR=2000] S18 E21 N18 W21\$ E39 N31\$.											