BLOCK 138 LOTS 2 & 3
IN DB 167/462
CITY OF FDNA BEACH

THORNTON MILDRED EST
C/O JUDY OWENS & ROBERT E THOR, 410 S 4TH ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0138-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

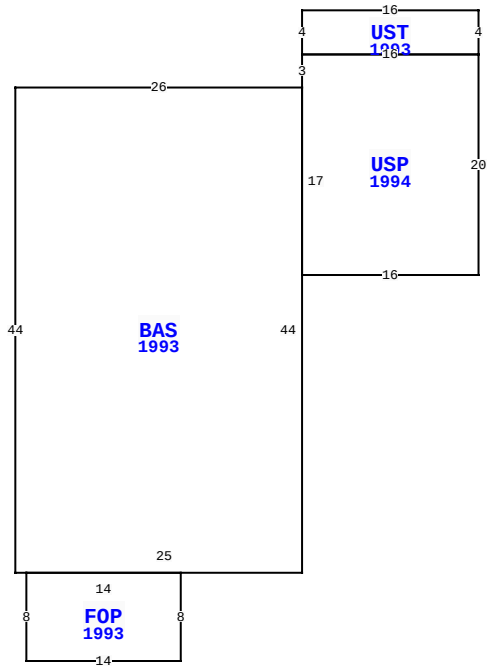
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 02 | Quality Level 02 |
| 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 | 1,144 | 100 | 1,144 | 73,356 |
| FOP | 112 | 30 | 34 | 2,180 |
| USP | 320 | 30 | 96 | 6,156 |
| UST | 64 | 45 | 29 | 1,860 |
| TOTALS | 1,640 | | 1,303 | 83,551 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,303 | 92.8720 | 83.82 | 109,217 | 1950 | 1990 | 0 | 0 | 0 | 23.50 | 76.50 |

1 SINGLE FAM – 100% - 2011 Heated Area: 1144 HX Base Yr 2011




410 S 4TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 83,551 |
| TOTAL MARKET OB/XF VALUE | | 2,834 |
| TOTAL LAND VALUE - MARKET | | 280,000 |
| TOTAL MARKET VALUE | | 366,385 |
| SOH/AGL Deduction | | 276,621 |
| ASSESSED VALUE | | 89,764 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 39,764 |
| TOTAL JUST VALUE | | 366,385 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 295,180 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0167/0462 | 9/29/1947 | WD | U | V | 01 | 100 |

GRANTOR: ASKINS J M

GRANTEE: THORNTON JAMES L &

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W16 S4 USP=[YR=1994] S3 BAS=[YR=1993] W26 S44 E1 FOP=[YR=1993] S8 E14 N8 W14$ E25 N44$ S17 E16 N20 W16$ E16 N4$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 8 | 96.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 576 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 8 | 26 | 208.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 270 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 65 | 9 | 585.00 | SF | 6.50 | 6.50 | 100 | 1950 | 1950 | 3 | 20 | 761 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 16 | 5 | 80.00 | SF | 6.50 | 6.50 | 100 | 1950 | 1950 | 3 | 20 | 104 | |
| 7 | 0350 | CARPORT WD | 0 | 100 | 8 | 11 | 88.00 | SF | 13.00 | 13.00 | 100 | 1971 | 1971 | 3 | 20 | 229 | |
| 8 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1950 | 1950 | 3 | 20 | 700 | |
| 9 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 50.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 114 | |
| 10 | 1242 | WD DECK A | 0 | 100 | 5 | 8 | 40.00 | SF | 10.00 | 10.00 | 100 | 1980 | 1980 | 3 | 20 | 80 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,834

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 0006 | R-2 | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 0.70 | 4,000.00 | 2,800.00 | 280,000 | | | | | | | |

REVIEW DATE 02/02/2017 BY DJ Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/02/2023 BY SYS