BLOCK 138 LOT 4
IN OR 1857/153
CITY OF FDNA BEACH

CLARK MARY E
420 S 4TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0138-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

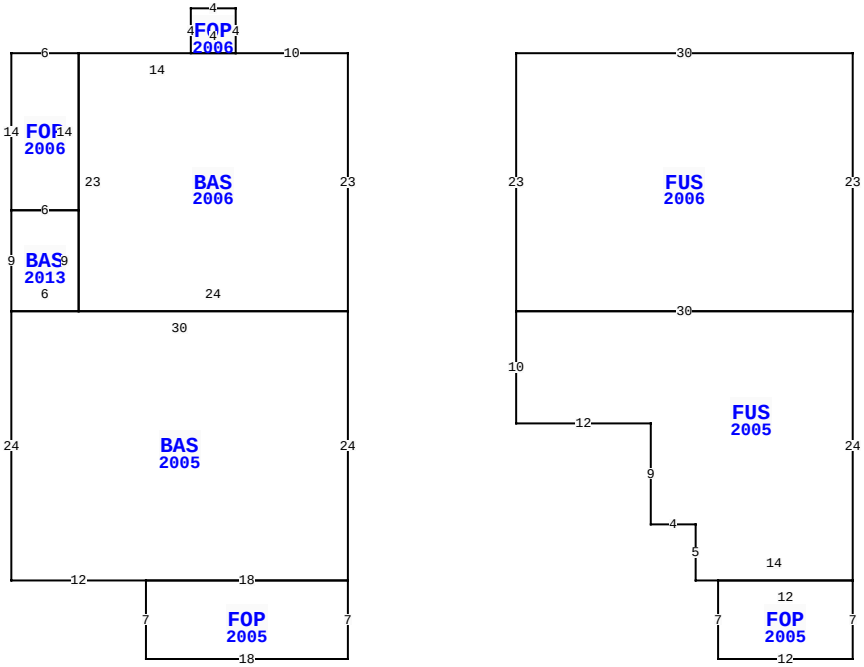
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	67,859
BAS	552	100	552	52,025
BAS	54	100	54	5,089
FOP	84	30	25	2,356
FOP	126	30	38	3,582
FOP	16	30	5	471
FOP	84	30	25	2,356
FUS	532	100	532	50,140
FUS	690	100	690	65,031
TOTALS	2,858		2,641	248,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,641	112.8960	101.89	269,091	2005	2006	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2014 Heated Area: 2548 HX Base Yr 2014



420 S 4TH ST, FERNANDINA BEACH

BLD DATE	09/12/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		248,909
TOTAL MARKET OB/XF VALUE		13,516
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		462,425
SOH/AGL Deduction		270,189
ASSESSED VALUE		192,236
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		137,236
TOTAL JUST VALUE		462,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132679	CARPORT	1,118	11/22/2013
20131168	REMODEL	20,000	05/23/2013
20061410	XFOB	1,100	06/21/2006
20060969	H/AC	5,000	05/08/2006
20060840	REMODEL	2,500	04/24/2006
20060482	OTHER	3,000	03/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1857/0153	5/10/2013	WD	U	I	12	352,900
GRANTOR: ALDERSON JAMES L & SA						
GRANTEE: CLARK JOHN C & MARY						
1506/0674	6/19/2007	WD	Q	I		400,000
GRANTOR: CLARK JOHN C & MARY E						
GRANTEE: ALDERSON JAMES L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W10 FOP=[YR=2006] N4 W4 S4 E4$ W14
FOP=[YR=2006] W6 S14 BAS=[YR=2013] S9 BAS=[YR=2005] S24 E12
FOP=[YR=2005] S7 E18 N7 W18$ E18 N24 W30$ E6 N9 W6$ E6 N14$
S23 E24 N23$ PTR=E15 FUS=[YR=2006] E30 S23 FUS=[YR=2005]
S24 FOP=[YR=2005] S7 W12 N7 E12$ W14 N5 W4 N9 W12 N10 E30$
W30 N23$ W15$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	
3	0810	CONCRETE A	0	100	130	10	1,300.00	SF	6.50	6.50	100	2005	2005	3	87	7,352	
6	0479	VF PICKET	0	100	0	0	87.00	LF	10.00	10.00	100	2005	2005	3	69	600	
7	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2006	2006	3	31	744	
8	0351	CARPORT MT	0	100	10	20	200.00	SF	10.00	10.00	100	2014	2014	3	70	1,400	

LAND DESCRIPTION

TOTAL OB/XF 13,516

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS