BLOCK 188 LOT 2
IN OR 2209/67
CITY OF FDNA BEACH

SHIVER BONNIE F L/E/
1248 S 4TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0188-0020

BUILDING CHARACTERISTICS

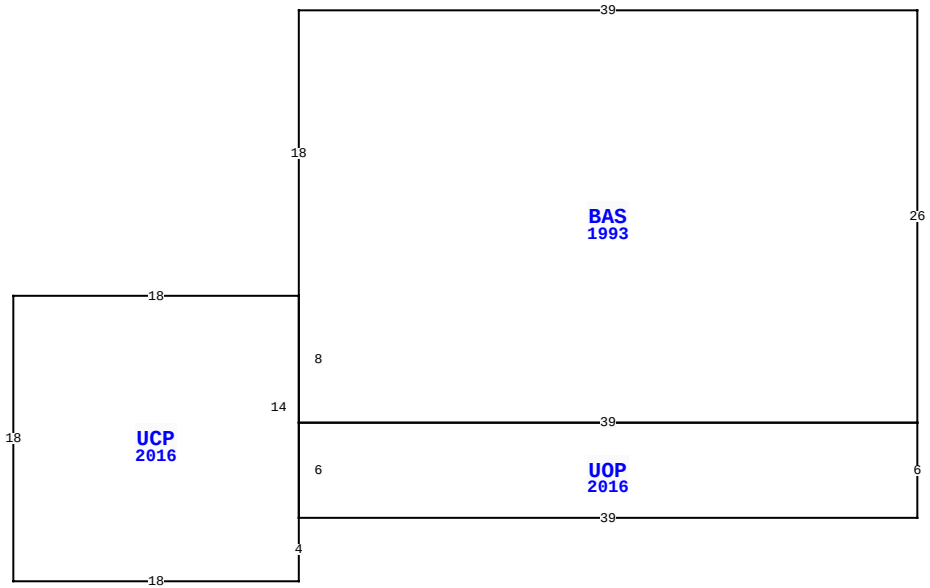
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1,014	92,501
UCP	324	20	65	5,929
UOP	234	20	47	4,288
TOTALS	1,572		1,126	102,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,126	121.0520	109.25	123,016	1956	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1014 HX Base Yr 2018



1248 S 4TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		102,718
TOTAL MARKET OB/XF VALUE		19,307
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		207,025
SOH/AGL Deduction		77,683
ASSESSED VALUE		129,342
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		24,342
TOTAL JUST VALUE		207,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131452	ROOF	2,400	06/24/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2209/0067	7/02/2018	LE	U	I	11	100
GRANTOR: SHIVER BONNIE F F/K/A						
GRANTEE: ALLRED DONALD & STE						
0495/0583	8/01/1986	QC	U	I		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S18 UCP=[YR=2016] W18 S18 E18 N4
UOP=[YR=2016] E39 N6 W39 S6$ N14$ S8 E39 N26$.

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	0810	CONCRETE A	0	100	0	0	364.00	SF	6.50	6.50	100	2013	2013	3	95	2,248	
2	1242	WD DECK A	0	100	10	39	390.00	SF	10.00	10.00	100	2013	2013	3	65	2,535	
3	0510	GARAGE WD-	0	100	26	19	494.00	SF	35.00	35.00	100	2016	2016	3	84	14,524	

LAND DESCRIPTION

TOTAL OB/XF 19,307

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		100.00	100.00	100.00	FF		1.00	1.00	1.00	850.00	850.00	85,000							

REVIEW DATE 02/03/2017 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS