

BLK 189 LOT 5
IN OR 1394/1179
CITY OF FDNA BEACH S/D OF

LYNCH TRACY ANN & KEVIN C
1295 S 4TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0189-0050



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	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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	1,120	100	1,120	89,461
DCK	72	10	7	559
FOP	96	30	29	2,316
TOTALS	1,288		1,156	92,337

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	25	21	525.00	SF	35.00	35.00	100	1960
2	0940	SHEDS/PORT	0 100	16	8	128.00	SF	30.00	30.00	100	1950
3	0810	CONCRETE A	0 100	0	0	139.00	SF	6.50	6.50	100	1957
4	0811	CONCRETE B	0 100	0	0	826.00	SF	5.20	5.20	100	1995
5	1242	WD DECK A	0 100	0	0	162.00	SF	10.00	10.00	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			100.00	100.00	100.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,156	106.0000	95.66	110,583	1950	1985	0	0	0 16.50	83.50
1 SINGLE FAM - 100% - 0 Heated Area: 1120 HX Base Yr											

TOTAL OB/XF											
8,041											
1295 S 4TH ST, FERNANDINA BEACH	BLD DATE		LGL DATE								
	XF DATE		LAND DATE								
	INC DATE		AG DATE								

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						92,337					
TOTAL MARKET OB/XF VALUE						8,041					
TOTAL LAND VALUE - MARKET						68,000					
TOTAL MARKET VALUE						168,378					
SOH/AGL Deduction						122,615					
ASSESSED VALUE						45,763					
TOTAL EXEMPTION VALUE						25,000					
BASE TAXABLE VALUE						20,763					
TOTAL JUST VALUE						168,378					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						164,302					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218811	REPAIR/RRF	10,100	08/01/2021
6712	CHNGE SRVC	400	06/01/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1394/1179	3/09/2006	QC	U	I	01	30,000	
GRANTOR: BLATTEL TRACY ANN							
GRANTEE: LYNCH TRACY ANN & K							
0669/0738	10/30/1992	QC	U	I	01	100	
GRANTOR: DEBOER TODD G							
GRANTEE: BLATTEL TRACY ANN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W40 S14 DCK=[YR=2013] W6 S12 E6 N12\$ S14 E14											
FOP=[YR=2013] S8 E12 N8 W12\$ E26 N28\$.											