BLOCK 280 LOT 9
IN OR 2181/1867
CITY OF FDNA BEACH

HYERS BRIAN
415 FIR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0280-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

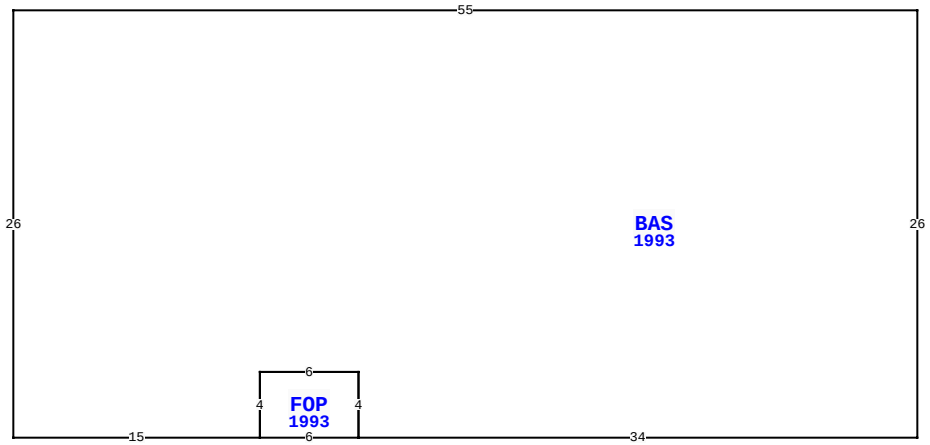
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,406	100	1,406	79,041
FOP	24	30	7	394
TOTALS	1,430		1,413	79,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,413	125.8400	113.57	160,474	1981	1981	0	0	30	20.50	49.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1406 HX Base Yr 2019



415 FIR 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		79,435
TOTAL MARKET OB/XF VALUE		812
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		280,247
SOH/AGL Deduction		141,793
ASSESSED VALUE		138,454
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,454
TOTAL JUST VALUE		280,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2181/1867	3/05/2018	WD	U	I	30	115,000
GRANTOR: GOODBREAD SHIRLEY						
GRANTEE: HYERS BRIAN						
0807/0268	9/19/1997	QC	U	I	06	100
GRANTOR: HYERS SHIRLEY						
GRANTEE: GOODBREAD SHIRLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S26 E15 FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S4 E34 N26$.

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	1242	WD DECK A	0	100	0	0	64.00	SF	10.00	10.00	100	1981	1981	3	20	128	
2	1242	WD DECK A	0	100	0	0	72.00	SF	10.00	10.00	100	1981	1981	3	20	144	
3	0940	SHEDS/PORT	0	100	9	10	90.00	SF	30.00	30.00	100	1998	1998	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 812

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 10/08/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS