S-3 & S-4 & S-6 OF LOT 2
IN OR 2227/36
ESMT IN OR 489/627

DAVIS WILLIAM E &/ACKERMANN GAIL S
4718 MEADOWLARK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0260-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,220	100	4,220	821,469
BAS	360	100	360	70,078
FGR	867	55	477	92,853
FOP	148	30	44	8,565
FST	83	55	46	8,954
FUS	2,348	100	2,348	457,064
UOP	915	20	183	35,623
TOTALS	8,941		7,678	1,494,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	7,678	146.3040	219.46	1,685,014	2000	2000	0	0	0	11.30	88.70

1 SFR CUST – 100% - 2019 Heated Area: 6928 HX Base Yr 2019

4718 MEADOWLARK LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,494,607
TOTAL MARKET OB/XF VALUE		74,917
TOTAL LAND VALUE - MARKET		1,590,000
TOTAL MARKET VALUE		3,159,524
SOH/AGL Deduction		1,385,284
ASSESSED VALUE		1,774,240
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,724,240
TOTAL JUST VALUE		3,159,524
NCON VALUE		57,711
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,666,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2112109	ADDITION	0	01/01/2022
B9906302	XFOB	13,200	07/01/1999
B9805114	NEW CONSTR	660,000	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/0036	9/28/2018	WD	Q	I	01	2,350,000
GRANTOR: SMITH MARY & SMITH DE						
GRANTEE: DAVIS WILLIAM E & G						
1304/0808	3/24/2005	WD	U	I	07	100
GRANTOR: SMITH DENNIS C & MARY						
GRANTEE: SMITH DENNIS C & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS2000=4220$ FUS2000=2348$ FGR2000=867$ FOP2000=148$
UOP2000=915$ FST2000=83$ BAS2023=360$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680	
3	0812	CONCRETE C	0	100	0	0	3,788.00	SF	4.00	4.00	100	2000	2000	3	79	11,970	
4	1242	WD DECK A	0	100	0	0	221.00	SF	10.00	10.00	100	2000	2000	3	20	442	
5	0861	POOL GUNIT	0	100	0	0	683.00	SF	85.00	85.00	100	2000	2000	3	25	14,514	
6	0857	SANDSTONE/	0	100	0	0	1,012.00	SF	16.00	16.00	100	2000	2000	3	94	15,220	
7	0300	BOAT DCK W	0	100	0	0	1,304.00	SF	40.00	40.00	100	1993	1993	3	20	10,432	
8	0462	ST/AL FNC	0	100	0	0	1,647.00	SF	10.00	10.00	100	2000	2000	3	28	4,612	
9	1126	CB/STC 8"	0	100	0	0	126.00	SF	8.00	8.00	100	2000	2000	3	79	796	
10	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	2000	2000	3	20	600	

TOTAL OB/XF 61,946

LAND DESCRIPTION

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	000132	C	SFR RIVER	100		RSF-	1212.00	214.00	212.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	1,590,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,590,000 Market: 0 Agricultural: 0 Common: 1,590,000 PRINTED 08/06/2024 BY SYS

S-3 & S-4 & S-6 OF LOT 2
IN OR 2227/36
ESMT IN OR 489/627

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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DOR CODE	0100	SINGLE FAMILY	
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NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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GRANTOR: SMITH DENNIS C & MARY						
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	20	700	
12	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	
13	0422	CL FNC 4'	0	100	0	0	181.00	LF	15.00	15.00	100	2000	2000	3	52	1,412	
14	0303	FLT DOCK W	0	100	30	10	300.00	SF	26.00	26.00	100	1993	1993	3	20	1,560	
15	0311	WD GANG WY	0	100	0	0	22.00	SF	45.00	45.00	100	1993	1993	3	20	198	
16	0097	AWNING CN	0	100	0	0	16.00	SF	65.00	65.00	100	2000	2000	3	40	416	
17	0910	SCRN RM L	0	100	0	0	2,289.00	SF	15.00	15.00	100	2000	2000	3	20	6,867	
18	1242	WD DECK A	0	100	0	0	697.00	SF	10.00	10.00	100	2000	2000	3	20	1,394	
19	0462	ST/AL FNC	0	100	0	0	80.00	SF	10.00	10.00	100	2000	2000	3	28	224	

TOTAL OB/XF 12,971

LAND DESCRIPTION

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

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