LOT 1 IN OR 633/424
JACOBSON SUB PB 5/238

SMITH W STEVEN & ELIZABETH D
4984 ISLAND LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-032A-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

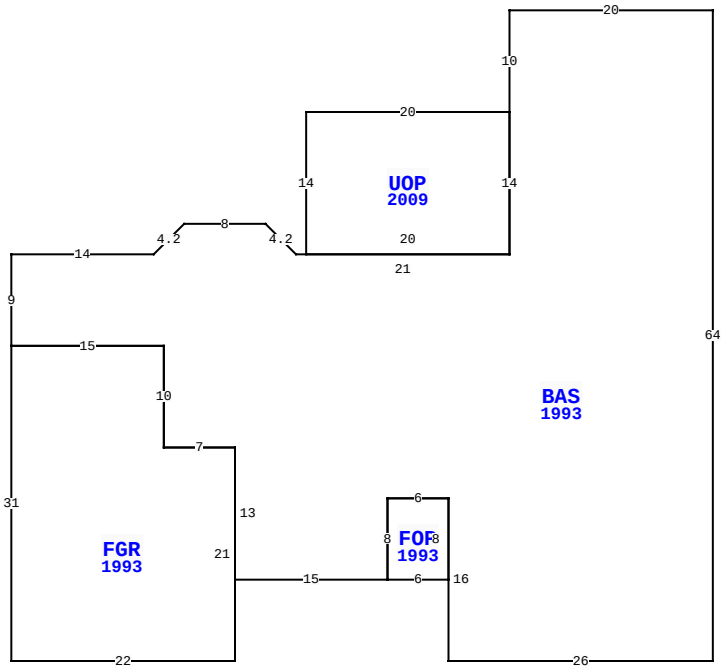
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	250,421
FGR	612	55	337	34,516
FOP	48	30	14	1,434
UOP	280	20	56	5,735
TOTALS	3,385		2,852	292,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,852	104.4340	130.54	372,300	1992	1992	0	0	0	21.54	78.46

1 SNGL FAM – 100% - 1993 Heated Area: 2445 HX Base Yr 1993



4984 ISLAND 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		292,107
TOTAL MARKET OB/XF VALUE		10,179
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		652,286
SOH/AGL Deduction		427,134
ASSESSED VALUE		225,152
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,152
TOTAL JUST VALUE		652,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		639,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22494	ADDITION	4,000	05/01/2009
B9905682	NEW CONSTR	5,600	01/01/1999
7490	NEW CONSTR	140,000	08/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0633/0424	8/08/1991	WD	Q	V		40,500

GRANTOR: JACOBSON KEN & LUE E
GRANTEE: SMITH W STEVEN & LI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S10 UOP=[YR=2009] W20 S14 E20 N14$ S14 W21 U3 L3 W8 L3 D3 W14 S9 FGR=[YR=1993] S31 E22 N21 W7 N10 W15 $ E15 S10 E7 S13 E15 FOP=[YR=1993] E6 N8 W6 S8 $ N8 E6 S16 E26 N64 $.

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	1992	1992	3	72	1,440	
2	0812	CONCRETE C	0	100	0	0	1,335.00	SF	4.00	4.00	100	1992	1992	3	64	3,418	
3	0510	GARAGE WD-	0	100	18	14	252.00	SF	35.00	35.00	100	1999	1999	3	27	2,381	
4	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	2009	2009	3	90	1,170	
5	0855	CONC PAVER	0	100	0	0	281.00	SF	7.00	7.00	100	2009	2009	3	90	1,770	

LAND DESCRIPTION

TOTAL OB/XF 10,179

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.40	250,000.00	350,000.00	350,000							

REVIEW DATE 07/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS