LOT 12
IN OR 1633/1409
4811 PARKWAY PB 5/132

GERTH ROBERT J & JANET C
4831 HINSON PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-4811-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

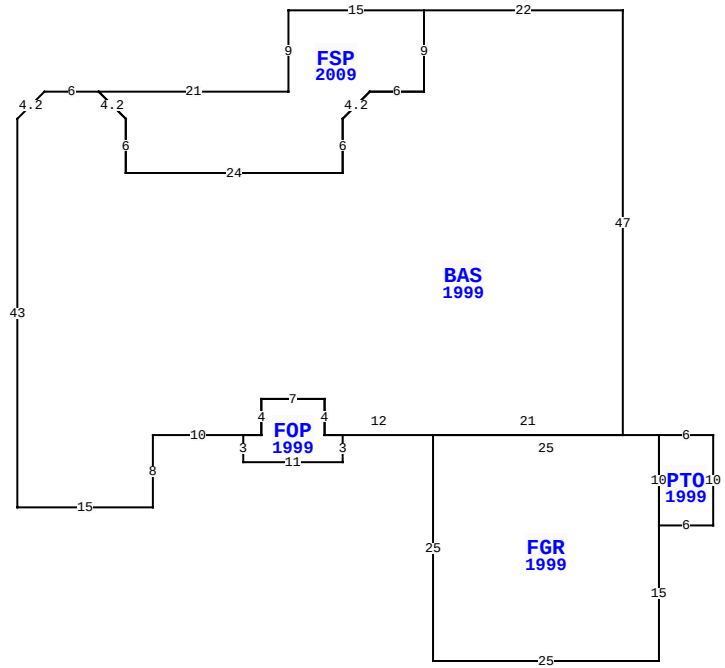
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,607	100	2,607	411,028
FGR	625	55	344	54,236
FOP	61	30	18	2,838
FSP	360	40	144	22,703
PTO	60	5	3	473
TOTALS	3,713		3,116	491,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,116	117.4380	176.16	548,915	1999	2002	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2012 Heated Area: 2607 HX Base Yr 2012



4831 HINSON PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		491,279
TOTAL MARKET OB/XF VALUE		57,392
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		898,671
SOH/AGL Deduction		444,676
ASSESSED VALUE		453,995
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		403,995
TOTAL JUST VALUE		898,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		780,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25380	REPAIR/RRF	13,050	12/01/2011
B25409	ADDITION	24,394	12/01/2011
B25337	ADDITION	30,846	11/01/2011
B9906216	SWIM POOL	15,000	06/01/1999
B9905874	NEW CONSTR	150,000	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1633/1409	7/31/2009	WD	Q	I	01	535,000
GRANTOR: CRANE JAMES K & REGIN						
GRANTEE: GERTH ROBERT J & JA						
0944/0190	8/09/2000	WD	U	I		389,000
GRANTOR: HANNAH JAMES R						
GRANTEE: CRANE JAMES K & REG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W22 FSP=[YR=2009] W15 S9 W21 D3 R3 S6 E24 N6 R3 U3 E6 N9 $ S9 W6 D3 L3 S6 W24 N6 L3 U3 W6 D3 L3 S43E15 N8 E10 FOP=[YR=1999] S3 E11 N3 W2 N4 W7 S4 W2 $ E2 N4 E7 S4 E12 FGR=[YR=1999] S25 E25 N15 PTO=[YR=1999] E6 N10 W6 S10 $ N10 W25 $ E21 N47 $.

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	0855	CONC PAVER	0	100	0	0	1,919.00	SF	10.00	10.00	100	2001	2001	3	80	15,352	
2	0855	CONC PAVER	0	100	0	0	270.00	SF	10.00	10.00	100	2001	2001	3	80	2,160	
3	0861	POOL GUNIT	0	100	0	0	371.00	SF	85.00	85.00	100	1999	1999	3	23	7,253	
4	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	1999	1999	3	77	160	
5	0911	SCRN RM A	0	100	0	0	1,647.00	SF	17.50	17.50	100	2012	2012	3	55	15,852	
6	0855	CONC PAVER	0	100	0	0	1,285.00	SF	7.00	7.00	100	2012	2012	3	93	8,365	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2012	2012	3	55	8,250	

LAND DESCRIPTION

TOTAL OB/XF 57,392

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	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS