LOT 14 &
FRACTION OF 13-2N-28 (2-18
IN OR 999/772 & OR 1109/1920

MARTINEZ JESS M & LINDA A
4830 HINSON PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-4811-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

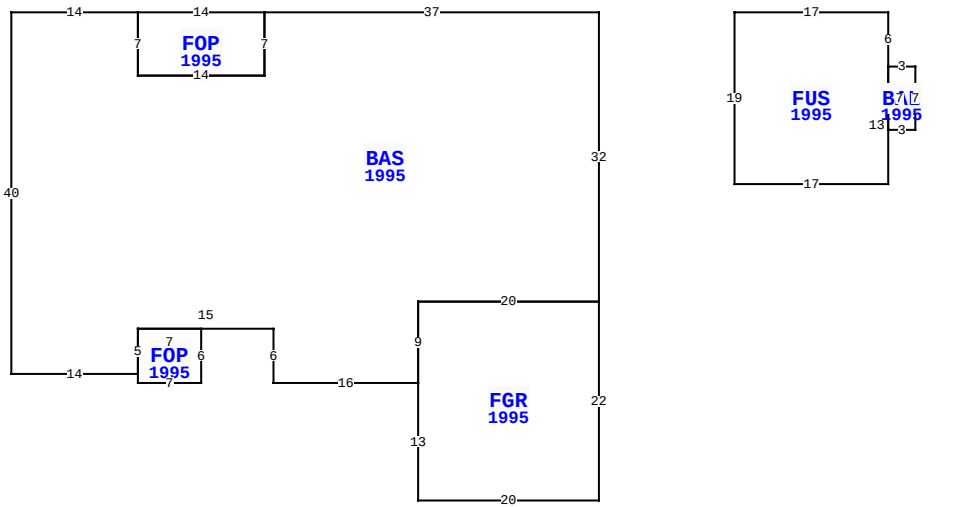
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	21	15	3	450
BAS	2,283	100	2,283	342,551
FGR	440	55	242	36,311
FOP	42	30	13	1,950
FOP	98	30	29	4,352
FUS	323	100	323	48,464
TOTALS	3,207		2,893	434,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,893	116.3156	174.47	504,742	1995	1995	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2002 Heated Area: 2606 HX Base Yr 2002



4830 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		434,078
TOTAL MARKET OB/XF VALUE		37,228
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		821,306
SOH/AGL Deduction		458,100
ASSESSED VALUE		363,206
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		313,206
TOTAL JUST VALUE		821,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		704,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213124	REPAIR/RRF	14,000	09/03/2012
B21651	SCRN ENCLOSURE	9,073	07/01/2008
B21602	SWIM POOL	33,500	07/01/2008
B9401277	NEW CONSTR	144,007	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1109/1920	1/28/2003	QC	U	V	06	100
GRANTOR: SUMMER BEACH LTD						
GRANTEE: MARTINEZ JESS M & L						
0999/0772	7/25/2001	WD	Q	I		340,000
GRANTOR: CHRISTOU NICHOLAS P &						
GRANTEE: MARTINEZ JESS & LIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W37 FOP=[YR=1995] W14 S7 E14 N7 $ S7 W14 N7 W14 S40 E14 FOP=[YR=1995] S1 E7 N6 W7 S5 $ N5 E15 S6 E16 FGR=[YR=1995] S13 E20 N22 W20 S9 $ N9 E20 N32 $ PTR= E15 FUS=[YR=1995] E17 S6 BAL=[YR=1995] E3 S7 W3 N7 $ S13 W17 N19 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0810	CONCRETE A	0	100	55	3	165.00	SF	6.50	6.50	100	1995	1995	3	70	751	
3	0812	CONCRETE C	0	100	0	0	1,576.00	SF	4.00	4.00	100	1995	1995	3	70	4,413	
4	0855	CONC PAVER	0	100	11	4	44.00	SF	10.00	10.00	100	2008	2008	3	89	392	
5	0855	CONC PAVER	0	100	0	0	815.00	SF	10.00	10.00	100	2008	2008	3	89	7,254	
6	0861	POOL GUNIT	0	100	0	0	335.00	SF	85.00	85.00	100	2008	2008	3	52	14,807	
7	0911	SCRN RM A	0	100	50	22	1,100.00	SF	17.50	17.50	100	2008	2008	3	35	6,738	
8	0855	CONC PAVER	0	100	0	0	20.00	SF	10.00	10.00	100	2008	2008	3	89	178	

LAND DESCRIPTION

TOTAL OB/XF 37,228

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 07/25/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS