LOT 5 (EX S-1)
IN OR 1291/539
INGRAM DUNES PB 5/217

SAUER MERLE
2797 W 4TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-140G-0005-0000

BUILDING CHARACTERISTICS

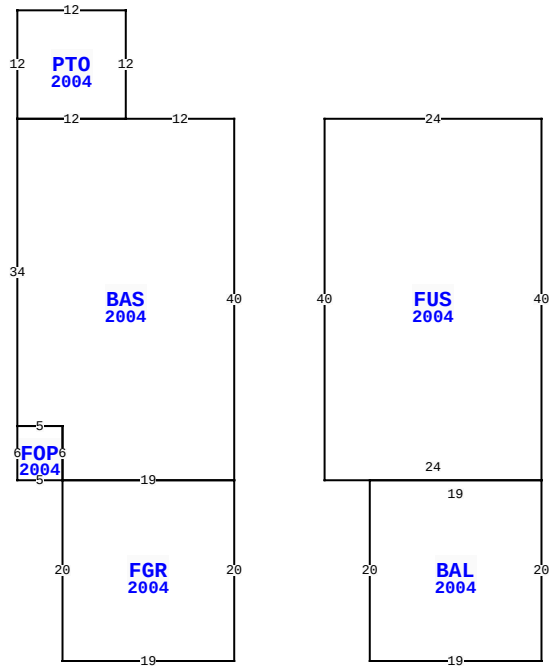
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	380	15	57	5,882
BAS	930	100	930	95,970
FGR	380	55	209	21,568
FOP	30	30	9	929
FUS	960	100	960	99,066
PTO	144	5	7	723
TOTALS	2,824		2,172	224,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,172	119.3640	113.40	246,305	2004	2004	0	0	0	9.00	91.00

1 TOWNHOUSE - 100% - 2020 Heated Area: 1890 HX Base Yr 2020



2797 W 4TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		224,138
TOTAL MARKET OB/XF VALUE		9,731
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		328,869
SOH/AGL Deduction		87,695
ASSESSED VALUE		241,174
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		186,174
TOTAL JUST VALUE		328,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102193	REPLACE AC UNIT	0	12/28/2010
20070323	PREFAB SHED	3,600	02/20/2007
20040772	ELEC NC	2,000	04/21/2004
20040642	NC PLUMBING	0	04/01/2004
20040642	NC H/AC	4,000	04/01/2004
20034372	NC BUILDING	125,000	12/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/0539	1/28/2005	WD	U	I	07	100
GRANTOR: RONVEAUX RICHARD C &						
GRANTEE: SAUER JULIAN K & ME						
1274/0547	11/17/2004	WD	Q	I		380,100
GRANTOR: RONVEAUX RICHARD C &						
GRANTEE: SAUER JULIAN K & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 PTO=[YR=2004] N12 W12 S12 E12$ W12 S34 FOP=[YR=2004] S6 E5 N6 W5$ E5 S6 FGR=[YR=2004] S20 E19 N20 W19$ E19 N40$ PTR=E10 FUS=[YR=2004] E24 S40 BAL=[YR=2004] S20 W19 N20 E19$ W24 N40$ W10$.

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	1241	WD DECK G	0	100	12	16	192.00	UT	23.00	23.00	100	2004	2004	3	36	1,590	
2	1241	WD DECK G	0	100	7	12	84.00	UT	17.25	17.25	100	2004	2004	3	36	522	
3	0810	CONCRETE A	0	100	46	3	138.00	SF	6.50	6.50	100	2004	2004	3	84	753	
4	0810	CONCRETE A	0	100	0	0	640.00	SF	6.50	6.50	100	2004	2004	3	84	3,494	
5	0855	CONC PAVER	0	100	20	9	180.00	SF	10.00	10.00	100	2004	2004	3	84	1,512	
6	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2007	2007	3	31	1,860	

LAND DESCRIPTION

TOTAL OB/XF 9,731

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	35.00	142.00	1.00	UT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS