E1/2 OF LOT 5 (S-1)
INGRAM DUNES PB 5/217

SHARP RICHARD W L/E/
2799 W 4TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-140G-0005-0010

BUILDING CHARACTERISTICS

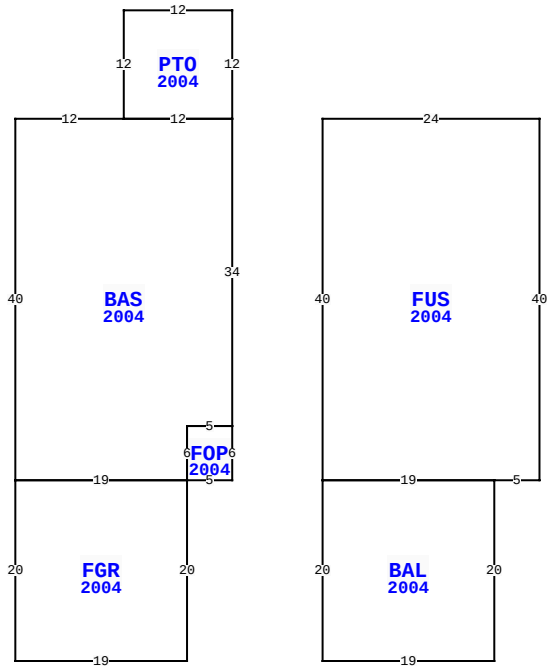
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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% - 2024 Heated Area: 1890 HX Base Yr



2799 W 4TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		224,138
TOTAL MARKET OB/XF VALUE		7,871
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		327,009
SOH/AGL Deduction		0
ASSESSED VALUE		327,009
TOTAL EXEMPTION VALUE	13	327,009
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		327,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034373	BLDG NC	125,000	12/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/1447	4/05/2022	LE	U	I	11	100
GRANTOR: SHARP RICHARD W						
GRANTEE: DAVITT KATHELEEN AN						
1260/1656	9/21/2004	WD	Q	I		386,500
GRANTOR: RONVEAUZ RICHARD C &						
GRANTEE: SHARP RICHARD W						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W12 S12 BAS=[YR=2004] W12 S40 FGR=[YR=2004] S20 E19 N20 W19$ E19 FOP=[YR=2004] E5 N6 W5 S6$ N6 E5 N34 W12$ E12 N12$ PTR=E10S12 FUS=[YR=2004] E24 S40 W5 BAL=[YR=2004] S20 W19 N20 E19$ W19 N40$N12 W10$.

EXTRA FEATURES

L N	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	

LAND DESCRIPTION

TOTAL OB/XF 7,871

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS