LOT 6 (EX S-1)
IN OR 1647/1038
INGRAM DUNES PB 5/217

HOWERTON MICHAEL J
2795-A W 4TH ST
FERNANDINA BEACH, FL 32034-2165

2024

00-00-31-140G-0006-0000

BUILDING CHARACTERISTICS

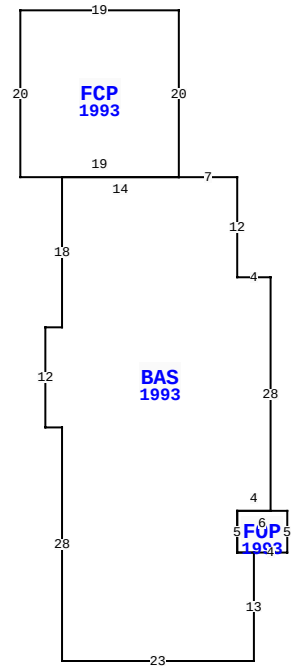
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 01
NEIGHBORHOOD/LOC	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	205,405
FCP	380	25	95	14,140
FOP	30	30	9	1,340
TOTALS	1,790		1,484	220,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,484	136.6800	170.85	253,541	1991	2000	0	0	0	12.88	87.12

1 SNGL FAM – 100% - 2011 Heated Area: 1380 HX Base Yr 2011



2795 W 4TH ST A, 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		220,885
TOTAL MARKET OB/XF VALUE		13,269
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		459,154
SOH/AGL Deduction		195,985
ASSESSED VALUE		263,169
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,169
TOTAL JUST VALUE		459,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111975	WATER HEATER	500	11/01/2011
20110491	1 WINDOW REPLACED	6,642	04/05/2011
20101351	METAL ROOF	8,000	08/16/2010
20100452	FENCE	7,000	03/16/2010
8278	NEW CONSTR	47,495	04/20/1994
6075	NEW CONSTR	47,495	07/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1647/1038	10/29/2009	WD	Q	I	01	258,000
GRANTOR: LAVIN BARBARA K						
GRANTEE: HOWERTON MICHAEL J						
1084/1772	10/03/2002	WD	Q	I		165,000
GRANTOR: NATION RAYMOND DENNIS						
GRANTEE: LAVIN BARBARA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N12 W7 FCP=[YR=1993] N20 W19 S20 E19 $ W14 S18 W2 S12 E2 S28 E23 N13 FOP=[YR=1993] E4 N5 W6 S5 E2 $ W2 N5 E4 N28 $.

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	0810	CONCRETE A	0	100	0	0	1,875.00	SF	3.25	3.25	100	1991	1991	3	62	3,778	
2	0855	CONC PAVER	0	100	0	0	252.00	SF	10.00	10.00	100	1991	1991	3	62	1,562	
3	0810	CONCRETE A	0	100	21	20	420.00	SF	6.50	6.50	100	1991	1991	3	62	1,693	
4	0810	CONCRETE A	0	100	17	6	102.00	SF	6.50	6.50	100	1991	1991	3	62	411	
5	0810	CONCRETE A	0	100	0	0	720.00	SF	6.50	6.50	100	1998	1998	3	75	3,510	
6	1076	TRELLIS A	0	100	14	9	126.00	SF	3.75	3.75	100	2010	2010	3	60	284	
7	1076	TRELLIS A	0	100	46	5	230.00	SF	3.75	3.75	100	2010	2010	3	60	518	
8	1121	CB 4"	0	100	65	5	325.00	SF	5.00	5.00	100	1991	1991	3	62	1,008	
9	1121	CB 4"	0	100	11	5	55.00	SF	2.50	2.50	100	1991	1991	3	62	85	
10	0962	SKYLIGHT	0	100	0	0	1.00	UT	500.00	500.00	100	2004	2004	3	84	420	

TOTAL OB/XF 13,269

LAND DESCRIPTION

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	71.00	111.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS