

LOT 54
IN OR 1978/1930
PARKWAY NORTH PB 5/263

BOHRER ERIC JOHN LIVING TRUST
C/O ERIC BOHRER, 1227 GUERRERO ST
SAN FRANCISCO, CA 94110

2024

00-00-31-163N-0054-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1072.00	

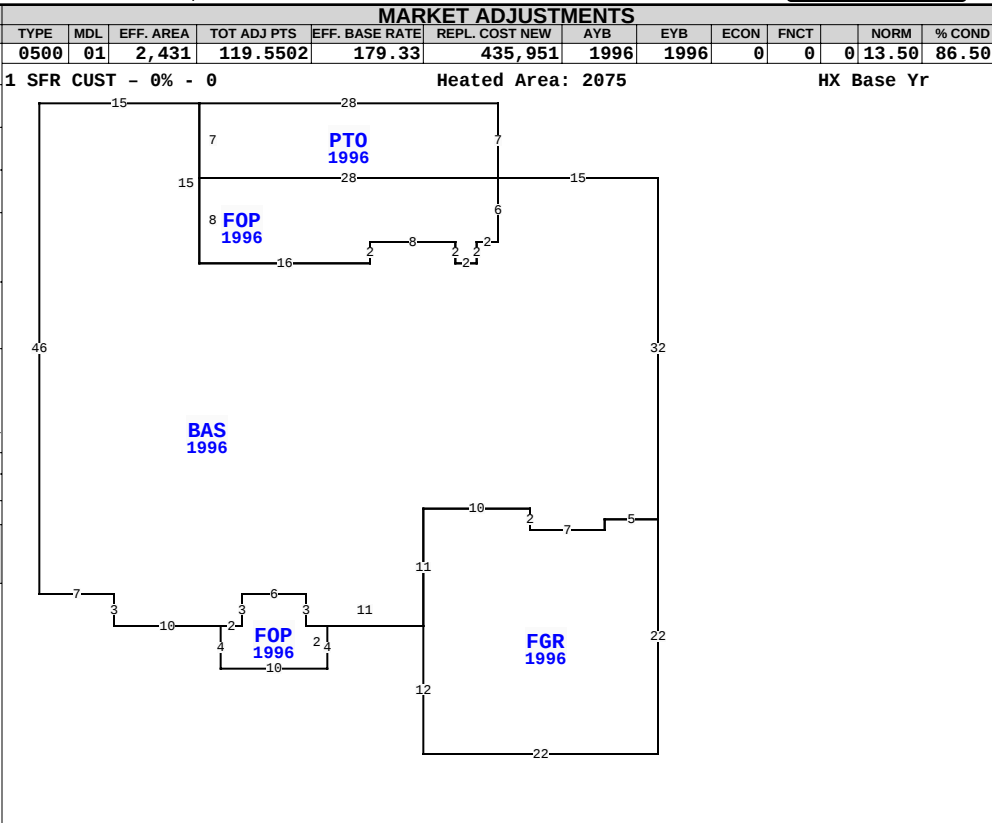
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,075	100	2,075	321,875
FGR	487	55	268	41,572
FOP	58	30	17	2,637
FOP	204	30	61	9,462
PTO	196	5	10	1,551

TOTALS	3,020		2,431	377,098
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,124.00	SF	4.00
3	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50
4	0810	CONCRETE A	0	0	0	0	38.00	SF	6.50
5	1126	CB/STC 8"	0	0	0	0	115.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		R1-G	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



4437 BEAN ST, FERNANDINA BEACH

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

TOTAL OB/XF									
7,684									

Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	377,098		
TOTAL MARKET OB/XF VALUE	7,684		
TOTAL LAND VALUE - MARKET	210,000		
TOTAL MARKET VALUE	594,782		
SOH/AGL Deduction	127,000		
ASSESSED VALUE	467,782		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	467,782		
TOTAL JUST VALUE	594,782		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	578,094		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969535	NEW CONSTR	121,392	01/10/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1978/1930	5/07/2015	QC	U	I	11
GRANTOR: BOHRER ERIC J					
GRANTEE: BOHRER ERIC JOHN LI					
1714/0903	12/06/2010	QC	U	I	11
GRANTOR: BOHRER KATHLEEN K					
GRANTEE: BOHRER ERIC J					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W15 PT0=[YR=1996] N7 W28 S7 FOP=[YR=1996] S8 E16 N2 E8 S2 E2 N2 E2 N6 W28\$ E28\$ S6 W2 S2 W2 N2 W8 S2 W16 N15 W15 S46 E7 S3 E10 FOP=[YR=1996] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 FGR=[YR=1996] S12 E22 N22 W5 S1 W7 N2 W10 S11\$ N11 E10 S2 E7 N1 E5 N32\$.									

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