



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	12
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	02
DOR CODE	0100

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	97,187
FOP	100	30	30	2,804
FOP	88	30	26	2,429
STR	15	10	2	187
TOTALS	1,243		1,098	102,607

EXTRA FEATURES	
L N	OB/XF CODE
1	0810
2	0825
3	0851

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,098	116.4092	110.59	121,428	1946	1990	0	0	15.50	84.50
1 SINGLE FAM - 100% - 2015											
Heated Area: 1040											
HX Base Yr 2015											
111 S 4TH ST, FERNANDINA BEACH											

BLD DATE		LGL DATE	
10/03/2014		04/30/2024	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF	
3,285	

NASSAU COUNTY PROPERTY	
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	102,607
TOTAL MARKET OB/XF VALUE	3,285
TOTAL LAND VALUE - MARKET	132,000
TOTAL MARKET VALUE	237,892
SOH/AGL Deduction	138,204
ASSESSED VALUE	99,688
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	49,688
TOTAL JUST VALUE	237,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140328	REPAIR/RRF	30,000	02/17/2014
20120901	RE-ROOF	3,000	05/18/2012
20101157	H/AC	3,800	07/15/2010
8622	REPAIR/RRF	2,000	10/14/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1793/1207	5/11/2012	WD	Q	I	02	87,000	
GRANTOR: PIRATE ISLAND PROPERT							
GRANTEE: COALSON DAVID B & M							
1788/0544	3/09/2012	WD	Q	I	02	52,000	
GRANTOR: MARSHALL LAURA A							
GRANTEE: PIRATE ISLAND PROPE							

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=1995] W22 S4 E1 BAS=[YR=1993] S52 FOP=[YR=1993] S5E7 STR=[YR=1993] S3E5 N3W5\$ E13 N5 W20 \$ E20 N52W20\$ E21N4\$.	