BLOCK 15 LOTS 21 22
IN OR 991/64
CITY OF FDNA BEACH

HAMER ROBERT & LEONORA
119 N 4TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0015-0210

BUILDING CHARACTERISTICS

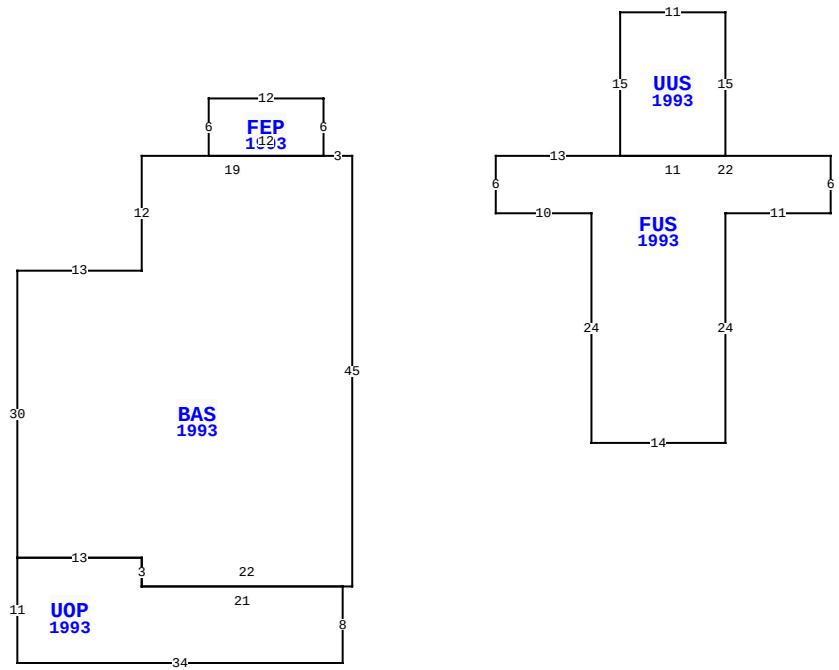
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	175,808
FEP	72	80	58	7,389
FUS	546	100	546	69,559
UOP	311	20	62	7,898
UUS	165	50	82	10,447
TOTALS	2,474		2,128	271,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,128	117.8205	147.28	313,412	1920	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2002 Heated Area: 1926 HX Base Yr 2002



119 N 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		271,101
TOTAL MARKET OB/XF VALUE		1,197
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		472,298
SOH/AGL Deduction		227,636
ASSESSED VALUE		244,662
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,662
TOTAL JUST VALUE		472,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071611	WIDEN DRIVEWAY EN	0	08/16/2007
20012563	9' GATE INSTALLAT	0	01/11/2002
20011614	BATHRM & KITCHEN	0	07/17/2001
20011617	FIVE PLUMB.FIXTUR	0	07/17/2001
20011531	BATHRM & KITCHEN	4,000	07/06/2001
20003868	PLAQUE & IRON GAT	15	08/31/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0991/0064	6/08/2001	TD	Q	I		350,000
GRANTOR: TAYLOR MARY V TRUSTEE						
GRANTEE: HAMER ROBERT & LEON						
0968/1274	1/30/2001	WD	U	I	01	100
GRANTOR: TAYLOR MARY V						
GRANTEE: TAYLOR MARY V TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FEP=[YR=1993] N6 W12 S6 E12 $ W19 S12 W13 S30 UOP=[YR=1993] S11 E34 N8 W21 N3 W13 $ E13 S3 E22 N45 $ PTR= E15 FUS=[YR=1993] E13 UUS=[YR=1993] N15 E11 S15 W11 $ E22 S6 W11 S24 W14 N24 W10 N6 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1920	1920	3	20	700	
2	0819	CONC 12"	0	100	5	7	35.00	SF	9.50	9.50	100	1920	1920	3	20	67	
3	0810	CONCRETE A	0	100	13	7	91.00	SF	6.50	6.50	100	1960	1960	3	20	118	
4	0825	BRICK	0	100	19	2	38.00	SF	6.25	6.25	100	1990	1990	3	86	204	
5	1242	WD DECK A	0	100	12	3	36.00	SF	10.00	10.00	100	1999	1999	3	20	72	
6	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	100	1999	1999	3	20	36	

LAND DESCRIPTION

TOTAL OB/XF 1,197

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	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS