

BLOCK 16 LOTS 19 &
S1/4 OF LOTS 15 16 17 18
IN OR 1695/440

WAAS LISA B & JOSEPH D
223 N 4TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0016-0152



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2															
Exterior Wall	10	ABOVE AVG 100	0900	01	3,148	117.4656	146.83	462,221	1900	1990	0	0	0	15.25	84.75	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0														Heated Area: 2970													
Roof Cover	03	COMP SHNGL 100															HX Base Yr													
Interior Wall	03	PLASTER 70															VALUATION SUMMARY													
Interior Wall	06	CUST PANEL 30															BUILDING MARKET VALUE 391,732													
Interior Floo	12	HARDWOOD 60															TOTAL MARKET OB/XF VALUE 6,126													
Interior Floo	15	HARDTILE 40															TOTAL LAND VALUE - MARKET 200,000													
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 597,858													
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 316,529													
Bedrooms	4	100															ASSESSED VALUE 281,329													
Bathrooms	3	100															TOTAL EXEMPTION VALUE HX HB 50,000													
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 231,329													
Stories	2.	2. 100															TOTAL JUST VALUE 597,858													
Units	0	100	NCON VALUE 0																											
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 539,453																											
Quality	04	Quality Level 04															PERMIT NUM DESCRIPTION AMT ISSUED													
DOR CODE	0100	SINGLE FAMILY															20120218 H/AC 4,600 02/09/2012													
MAP NUM		MKT AREA	01															20101631 H/AC 4,000 09/20/2010												
NEIGHBORHOOD/LOC	1005.00																20081028 ONE WINDOW 200 06/18/2008													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE															20081024 PLUMB.FOR KIT REM 1,500 06/16/2008											
BAS	1,311	100	1,311	163,139															20080920 ELEC. FOR KIT.REM 1,500 05/29/2008											
BAS	348	100	348	43,305															20080868 KITCHEN REMODEL 8,000 05/22/2008											
FOP	168	30	50	6,222															SALES DATA											
FUS	999	100	999	124,314															OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
FUS	312	100	312	38,825															1695/0440 8/04/2010 QC U I 11 100											
UGR	209	45	94	11,697															GRANTOR: WAAS LISA A BRADDOCK											
UOP	168	20	34	4,231															GRANTEE: WAAS LISA B & JOSEP											
TOTALS	3,515		3,148	391,732															0530/1262 11/12/1987 WD Q I 76,000											
EXTRA FEATURES					223 N 4TH ST, FERNANDINA BEACH														GRANTOR: MCKENDREE LAYWOOD &											
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	GRANTEE: BRADDOCK LISA A														
1	0825	BRICK	0	100	5 8			25.00	100	1960	1960	3	38.2	382		BUILDING NOTES														
2	0810	CONCRETE A	0	100	0 0			6.50	100	1960	1960	3	20	426		BUILDING DIMENSIONS														
3	0350	CARPORT WD	0	100	4 6			13.00	100	1997	1997	3	20	62		BAS=[YR=2004] W24 S12 BAS=[YR=1993] S26 E3 S17 W3 S9 E3 S4														
4	1243	WD DECK F	0	100	23 11			8.00	100	1999	1999	3	20	405		UOP=[YR=1993] S7 E24 N7 W24 \$ E24 N2 UGR=[YR=1993] E11 N19														
5	1242	WD DECK A	0	100	4 4			15.00	100	2004	2004	3	22	53		W11 S19 \$ N28 W3 N21 W12 N5 W12 \$ E12 S5 E12 N17\$ PTR= E25S12														
6	0350	CARPORT WD	0	100	4 4			13.00	100	2005	2005	3	24	50		FUS=[YR=1999] E12 S5 FUS=[YR=1993] E12 S21 E3 S30														
7	0100	BAR-B-Q	0	100	0 0			600.00	100	1999	1999	3	20	120		FOP=[YR=1993] S7 W24 N7 E24 \$ W24 N4 W3 N9 E3 N17 E9 N21 \$														
8	0855	CONC PAVER	0	100	0 0			10.00	100	2008	2008	3	89	4,628		S21 W12 N26 \$ N12W25 \$.														
LAND DESCRIPTION					TOTAL OB/XF 6,126																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																														