



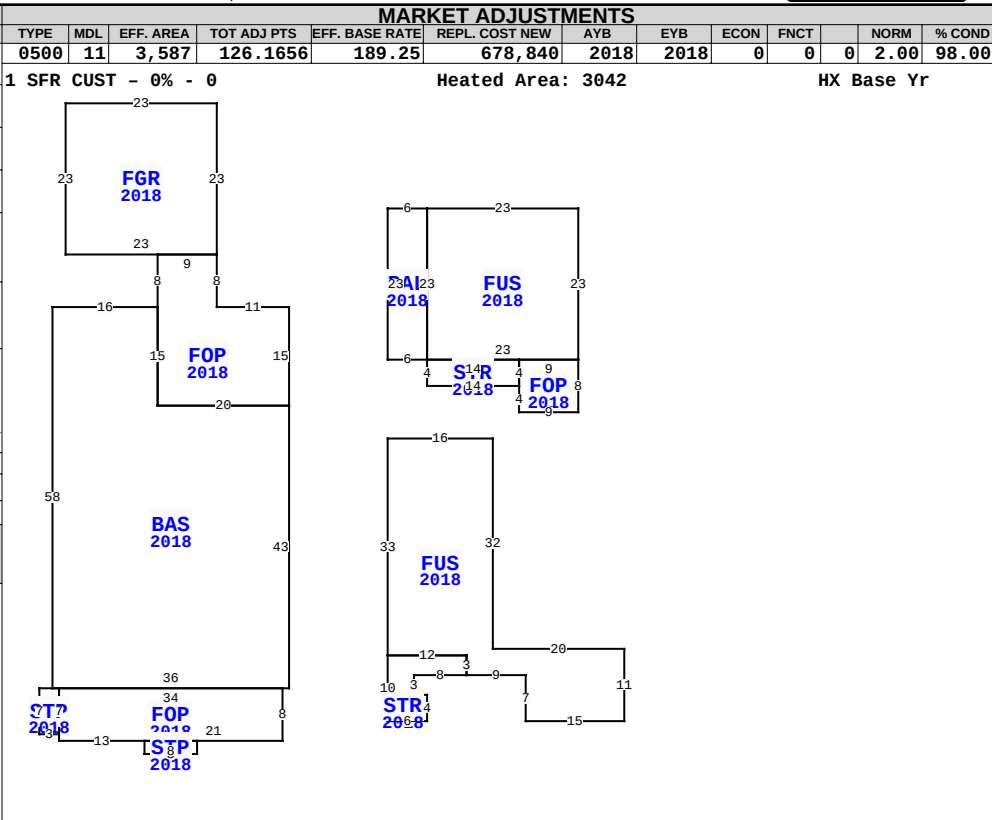
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100

Quality	01	Quality Level 01
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
BAL	138	15	21	3,895
BAS	1,788	100	1,788	331,611
FGR	529	55	291	53,971
FOP	72	30	22	4,081
FOP	272	30	82	15,209
FOP	372	30	112	20,772
FUS	529	100	529	98,111
FUS	725	100	725	134,462
STP	16	10	2	371
STP	21	10	2	371
TOTALS	4,590		3,587	665,263

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	710.00	SF	7.00	7.00	
2	0855	CONC PAVER	0	0	0	0	195.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	0	0	0	1,116.00	SF	7.00	7.00	
4	0835	QUARY TILE	0	0	0	0	1,083.00	SF	10.00	10.00	
5	0600	SUMMER KIT	0	0	0	0	1.00	UT	10,000.00	10,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00	FF	
2	000100	C	SFR	0	0006	R-2	25.00	100.00	25.00	FF	



** This building has 12 Sub-Areas

327 N 4TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2018	2018	3	97	4,821	
100	2018	2018	3	97	1,324	
100	2018	2018	3	97	7,578	
100	2018	2018	3	97	10,505	
100	2018	2018	3	82	8,200	

TOTAL OB/XF											
32,428											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		665,263	
TOTAL MARKET OB/XF VALUE		32,428	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		997,691	
SOH/AGL Deduction		23,782	
ASSESSED VALUE		973,909	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		973,909	
TOTAL JUST VALUE		997,691	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		968,311	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0490	POOL	60,000	12/05/2023
20170829	CO ISSUED	0	05/04/2018
20170829	NEW CONSTR	383,908	03/22/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2078/0971	10/14/2016	WD	Q	V	05	114,900	
GRANTOR: CMR ISLAND PROPERTIES							
GRANTEE: SKIDMORE STEVE							
2078/0969	10/14/2016	WD	U	V	11	100	
GRANTOR: SASSER JOHN E							
GRANTEE: CMR ISLAND PROPERTI							

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2018] W11 N8 FGR=[YR=2018] N23 W23 S23 E23\$ W9 S8 BAS=[YR=2018] W16 S58 STP=[YR=2018] W2 S7 E3 FOP=[YR=2018] S1 E13 STP=[YR=2018] S2 E8 N2 W8\$ E21 N8 W34 S7\$ N7 W1\$ E36 N43 W20 N15\$ S15 E20 N15\$ PTR=E15 S20 FUS=[YR=2018] E16 S32 E20 S11 W15 N7 W9 STR=[YR=2018] W8 S3 E2 S4 W6 N10 E12 S3\$ N3 W12 N33\$ W15 N20\$ PTR= E15 N15 BAL=[YR=2018] E6 FUS=[YR=2018] E23S23 FOP=[YR=2018] S8 W9 N4 STR=[YR=2018] W14 N4 E14 S4\$ N4 E9\$ W23 N23\$S23 W6 N23\$ S15 W15\$.											