BLK 19 N1/2 LOTS 1 & 16
CITY OF FDNA BEACH

MCLEAN JANIS M L/E/
406 NORTH 4TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0019-0011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

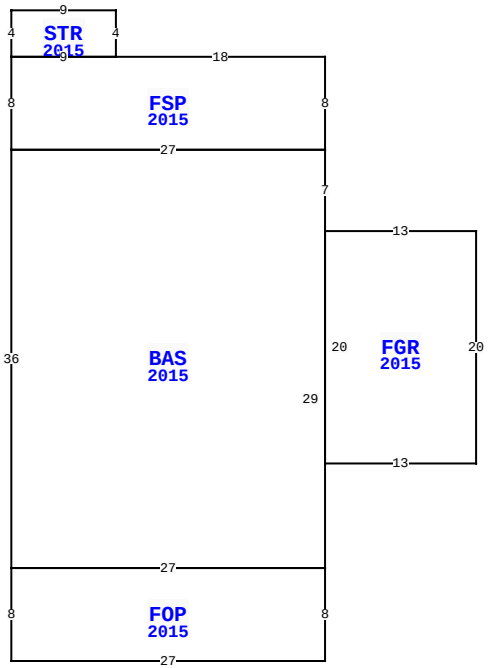
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	972	157,487
FGR	260	55	143	23,170
FOP	216	30	65	10,532
FSP	216	40	86	13,934
STR	36	10	4	648
TOTALS	1,700		1,270	205,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,270	134.3160	167.90	213,233	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2021 Heated Area: 972 HX Base Yr 2021



406 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		205,770
TOTAL MARKET OB/XF VALUE		7,082
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		412,852
SOH/AGL Deduction		152,619
ASSESSED VALUE		260,233
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		205,233
TOTAL JUST VALUE		412,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151221	CO ISSUED	0	10/19/2015
20151221	NEW CONSTR	130,123	05/29/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0770	4/04/2022	LE	U	I	11	100
GRANTOR: MCLEAN JANIS M						
GRANTEE: CARDUCCI JENNIFER M						
2344/1475	2/26/2020	WD	Q	I	02	375,000
GRANTOR: LELINE LEANNE						
GRANTEE: MCLEAN JANIS M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W13 BAS=[YR=2015] N7 FSP=[YR=2015] N8 W18 STR=[YR=2015] N4 W9 S4 E9$ W9 S8 E27$ W27 S36 FOP=[YR=2015] S8 E27 N8 W27$ E27 N29 $ S20 E13 N20$.

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	0811	CONCRETE B	0	100	0	0	733.00	SF	5.20	5.20	100	2015	2015	3	95	3,621	
2	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50	6.50	100	2015	2015	3	95	611	
3	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00	10.00	100	2015	2015	3	95	2,850	

LAND DESCRIPTION

TOTAL OB/XF 7,082

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		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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS