

BROWN PAMELA S &/AUSTIN DAVID A (JT/RS)
116 N 4TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0022-0030

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	VALUATION SUMMARY																			
Exterior Wall		10	ABOVE AVG 100		0900	01	1,655	129.1400	161.42	267,150	1866	2010	0	0	0	6.00	94.00	VALUATION BY		STANDARD																	
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2003													Heated Area: 1602					HX Base Yr 2003					Tax Group: 2		Tax Dist:							
Roof Cover		12	MODULAR MT 100		BAS 1993 25 38 25 38 7 7 38 38 UOP 1993 FUS 1993 20 38 20 38 10 10 18 6 6 10 10													BUILDING MARKET VALUE		328,275																	
Interior Wall		05	DRYWALL 60															TOTAL MARKET OB/XF VALUE		73,311																	
Interior Wall		06	CUST PANEL 40															TOTAL LAND VALUE - MARKET		400,000																	
Interior Floor		12	HARDWOOD 100															TOTAL MARKET VALUE		801,586																	
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		418,202																	
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		383,384																	
Bedrooms			2 100															TOTAL EXEMPTION VALUE		HX HB		50,000															
Bathrooms			1.5 100															BASE TAXABLE VALUE		333,384																	
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		801,586																	
Stories		2.	2. 100															NCON VALUE		35,190																	
Units		0	100		INCOME VALUE																																
BUD8 Adjustme		02	DIST FB 100		PREVIOUS YEAR MKT VALUE		499,693																														
Occupancy		00	NONE 100		BAS 1993 25 38 25 38 7 7 38 38 UOP 1993 FUS 1993 20 38 20 38 10 10 18 6 6 10 10																																
Quality		05	Quality Level 05																																		
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	950	100	950	144,148																																	
FUS	652	100	652	98,931																																	
UOP	266	20	53	8,042																																	
TOTALS	1,868		1,655	251,121																																	
EXTRA FEATURES					116 N 4TH ST, FERNANDINA BEACH										BLD DATE					LGL DATE																	
															XF DATE					LAND DATE																	
															INC DATE					AG DATE																	
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																					
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	68	1,360																						
2	1243	WD DECK F	0 100	6	2	12.00	SF	8.00	8.00	100	2001	2001	3	20	19																						
3	0825	BRICK	0 100	6	6	36.00	SF	12.50	12.50	100	1999	1999	3	93	419																						
4	1242	WD DECK A	0 100	5	6	30.00	SF	10.00	10.00	100	2001	2001	3	20	60																						
5	0810	CONCRETE A	0 100	14	9	126.00	SF	6.50	6.50	100	1992	1992	3	64	524																						
6	0858	SCULP CONC	0 100	0	0	1,460.00	SF	13.00	13.00	100	2001	2001	3	94	17,841																						
7	1241	WD DECK G	0 100	28	4	112.00	UT	11.50	11.50	100	2001	2001	3	29	374																						
8	0476	VF 6 SBPL	0 100	0	0	168.00	LF	32.00	32.00	100	2001	2001	3	55	2,957																						
9	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	55	330																						
10	0825	BRICK	0 100	0	0	774.00	SF	12.50	12.50	100	2015	2015	3	99	9,578																						
LAND DESCRIPTION										TOTAL OB/XF										33,462																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																				
2	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																				

BLOCK 22 LOTS 3 & 4
IN OR 2062/650
CITY OF FDNA BEACH

BROWN PAMELA S &/AUSTIN DAVID A (JT/RS)
116 N 4TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0022-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	366	100	366	43,849
FGR	506	55	278	33,306

TOTALS	872		644	77,154
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	1076	TRELLIS A	0	100	0	0	216.00	SF	7.50
12	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
13	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00
14	0857	SANDSTONE/	0	100	0	0	340.00	SF	16.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	644	140.9100	133.86	86,206	2001	2001	0	0	10.50	89.50
2 SINGLE FAM - 100% - 2003											
Heated Area: 366											
HX Base Yr 2003											
FGR 2001											
BAS 2001											

116 N 4TH ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF									
39,849									

NASSAU COUNTY PROPERTY			
PAGE 2 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		328,275	
TOTAL MARKET OB/XF VALUE		73,311	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		801,586	
SOH/AGL Deduction		418,202	
ASSESSED VALUE		383,384	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		333,384	
TOTAL JUST VALUE		801,586	
NCON VALUE		35,190	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		499,693	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990227	REMODEL	20,000	04/14/1999
990228	DEMOLITION	0	04/14/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2062/0650	8/02/2016	QC	U	I	11	100	
GRANTOR: BROWN PAMELA S							
GRANTEE: BROWN PAMELA S & DA							
1553/1274	3/03/2008	QC	U	I	01	100	
GRANTOR: BROWN PAMELA S & BRAD							
GRANTEE: BROWN PAMELA S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2001] W23 S22 E23 N22\$ PTR= E20 BAS=[YR=2001] E7 N5 E9 S5E7 S12 W4 S5 W4 N5 W6 S5 W5 N5 W4 N12 \$ W20\$.									