

BLOCK 23 LOT 4
IN OR 1696/588
CITY OF FDNA BEACH

NERI CHRISTOPHER J & SHELLY H
7141 MILTONDALE ROAD
MACCLENNY, FL 32063

2024

00-00-31-1800-0023-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,224	100	1,224	206,688
STR	40	10	4	675
UOP	55	20	11	1,857
UOP	55	20	11	1,857
UOP	217	20	43	7,261
TOTALS	1,591		1,293	218,340

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	0	3	7	21.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	11	12	132.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	C-3	50.00	100.00	5,000.00	SF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	1,293	123.0320	184.55	238,623	1928	2005	0	0	0	8.50	91.50	

1 SFR CUST - 0% - 0

Heated Area: 1224

HX Base Yr

11

5

UOP

1993

5

11

5

UOP

1993

5

12

21

36

36

BAS

1993

2

32

7

UOP

1993

7

10

4

STR

1993

4

BLD DATE

XF DATE

LGL DATE

LAND DATE

18 N 4TH ST FERNANDINA BEACH

TOTAL OB/XF													
706													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		218,340	
TOTAL MARKET OB/XF VALUE		706	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		469,046	
SOH/AGL Deduction		22,238	
ASSESSED VALUE		446,808	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		446,808	
TOTAL JUST VALUE		469,046	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,281	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111033	REMODEL	2,450	06/23/2011
20110836	XFOB	400	05/27/2011
20110031	REMODEL	1,500	01/05/2011
20101956	REMODEL	2,000	11/12/2010
20101833	REMODEL	23,000	10/25/2010
20101705	ELEC OTHER	500	09/30/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1696/0588	8/30/2010	WD	Q	I	02	205,000
GRANTOR: ANDERSON THEODORE S J						
GRANTEE: NERI CHRISTOPHER J						
1671/1438	2/26/2010	WD	U	I	30	100
GRANTOR: ANDERSON THEODORE S J						
GRANTEE: ANDERSON THEODORE S						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W1 UOP=[YR=1993] N5 W11 S5 E11 \$ W21 UOP=[YR=1993] N5 W11 S5 E11 \$ W12 S36 E2 UOP=[YR=1993] S7 E10 STR=[YR=1993] S4E10N4W10\$ E21 N7 W31 \$ E32 N36 \$.											