



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1005.00	

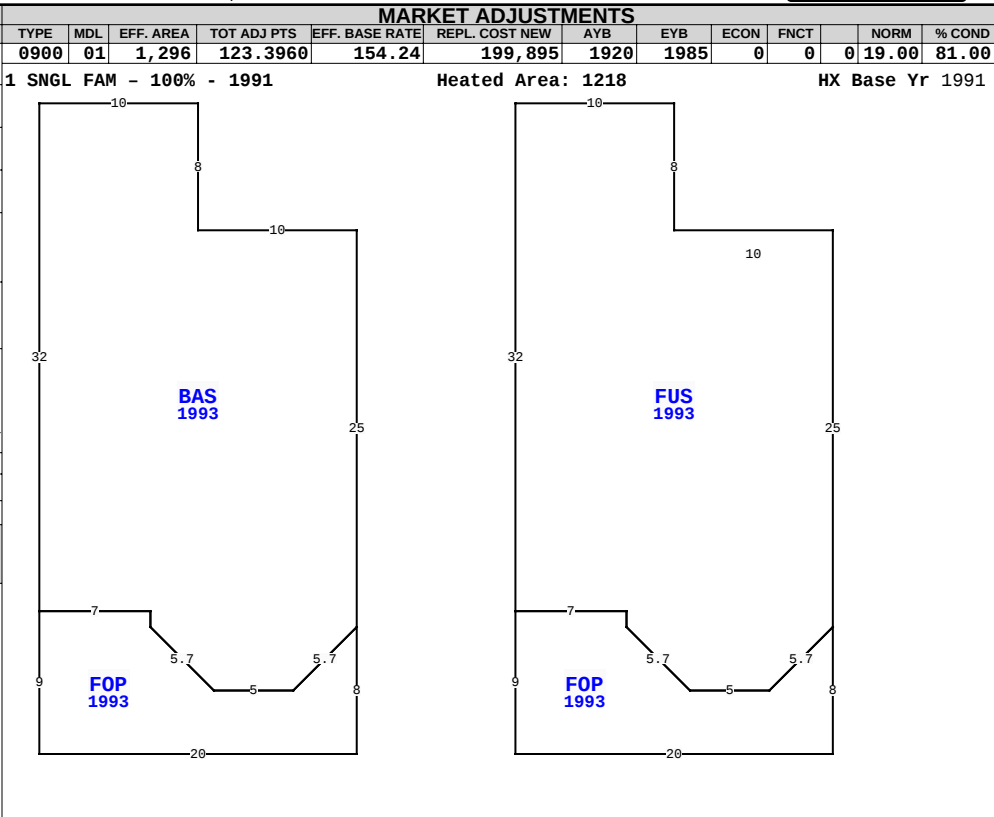
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	609	100	609	76,085
FOP	131	30	39	4,872
FOP	131	30	39	4,872
FUS	609	100	609	76,085

TOTALS	1,480	1,296	161,915
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	27	16	432.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	41	5	205.00	SF	3.25	3.25
3	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	25.00	100.00	25.00

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

120 S 4TH ST, FERNANDINA BEACH

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	0810	CONCRETE A	0 100	27	16	432.00	SF	6.50	6.50	100	1999	1999	3	77	2,162	
2	0810	CONCRETE A	0 100	41	5	205.00	SF	3.25	3.25	100	1999	1999	3	77	513	
3	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	2002	2002	3	20	600	

TOTAL OB/XF										3,275									
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
1	000100	C	SFR	100		R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	100,000		

Total Acres:	0.00	Total Land Value:	100,000	Market:	0	Agricultural:	0	Common:	100,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										2									
VALUATION BY										STANDARD									
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										161,915									
TOTAL MARKET OB/XF VALUE										3,275									
TOTAL LAND VALUE - MARKET										100,000									
TOTAL MARKET VALUE										265,190									
SOH/AGL Deduction										207,623									
ASSESSED VALUE										57,567									
TOTAL EXEMPTION VALUE										57,567									
BASE TAXABLE VALUE										0									
TOTAL JUST VALUE										265,190									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										258,145									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101804	H/AC	3,000	10/19/2010
990292	REPAIR/RRF	1,500	04/27/1999
983674	XFOB	1,500	05/05/1998
5713B	REMODEL	24,500	12/07/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0756/0535	4/08/1996	QC	U	I	06	100	
GRANTOR: SANDLIN PATRICIA A							
GRANTEE: FELDER CAROLYN J							
0528/0189	10/06/1987	MS	U	I		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W10 N8 W10 S32 FOP=[YR=1993] S9 E20 N8 L4 D4 W5 L4 U4 N1W7\$ E7S1 R4 D4 E5 R4 U4 N25\$ PTR= E30 FUS=[YR=1993] W10N8W10S32 FOP=[YR=1993] S9E20N8 D4 L4 W5 L4 U4 N1W7\$ E7S1 R4 D4 E5 R4 U4 N25\$ W30\$.									