BLOCK 80 LOT 4
IN OR 808/1339
CITY OF FDNA BEACH

4-B PROPERTIES LLC
PO BOX 128
UNIONTOWN, KY 42461

2024

00-00-31-1800-0080-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

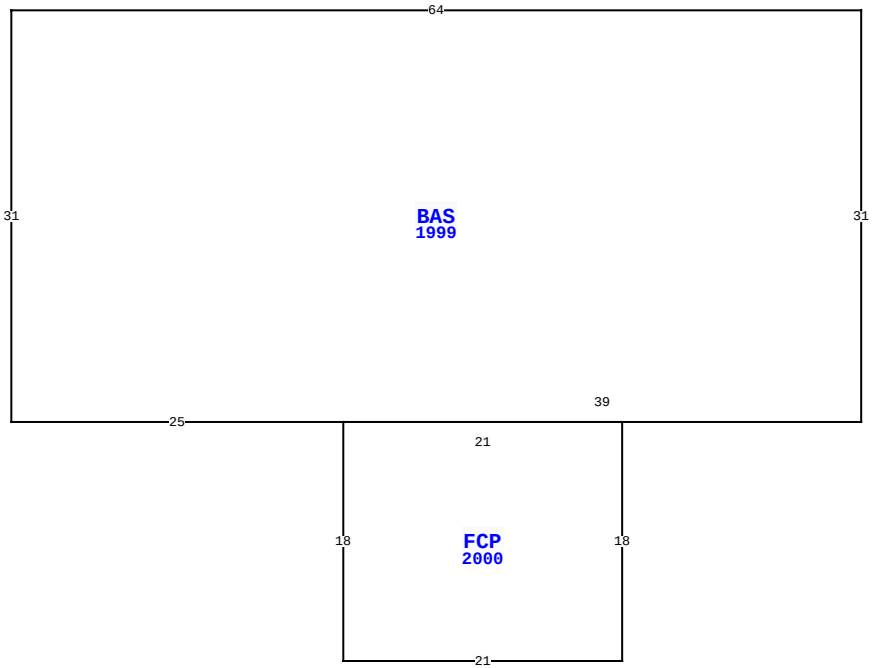
DOR CODE 7800 REST HOMES
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	255,746
FCP	378	25	94	12,117
TOTALS	2,362		2,078	267,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7404	01	2,078	98.0000	163.17	339,067	1999	2004	0	0	0	21.00	79.00

1 NURS HOME – 0% - 0 Heated Area: 1984 HX Base Yr



BLD DATE	11/17/2017 KK	LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

1004 BROOME ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	267,863
TOTAL MARKET OB/XF VALUE	19,413
TOTAL LAND VALUE - MARKET	340,000
TOTAL MARKET VALUE	627,276
SOH/AGL Deduction	338,572
ASSESSED VALUE	288,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,704
TOTAL JUST VALUE	627,276
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	595,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220094	ROOF	0	06/10/2022
984347	NEW CONSTR	100,000	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0808/1339	10/03/1997	WD	Q	V		13,500

GRANTOR: MCNEAL DAPHNE GALLOWA
GRANTEE: 4-B PROPERTIES LLC

0446/0547	2/01/1985	FS	U	V		500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W64 S31 E25 FCP=[YR=2000] S18 E21 N18 W21$ E39 N31$.

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	0966	FIRE SPRNK	0	0	0	0	1,984.00	SF	3.00	3.00	100	1999	1999	3	77	4,583	
2	0876	SAUNA BATH	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	20	400	
3	0810	CONCRETE A	0	0	0	0	2,347.00	SF	6.50	6.50	100	1999	1999	3	77	11,747	
4	0446	BOX FNC 6'	0	0	0	0	21.00	LF	20.00	20.00	100	1999	1999	3	20	84	
5	0422	CL FNC 4'	0	0	0	0	216.00	LF	15.00	15.00	100	2005	2005	3	66	2,138	
6	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2005	2005	3	24	461	

LAND DESCRIPTION

TOTAL OB/XF 19,413

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	007310	C	NURS HOME	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.85	4,000.00	3,400.00	340,000							

REVIEW DATE 09/21/2022 BY HS Total Acres: 0.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 08/06/2024 BY SYS