BLOCK 125 LOT 3
CITY OF FDNA BEACH

BRAVERMAN BARRY/BRAVERMAN JAN
314 S 4TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0125-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

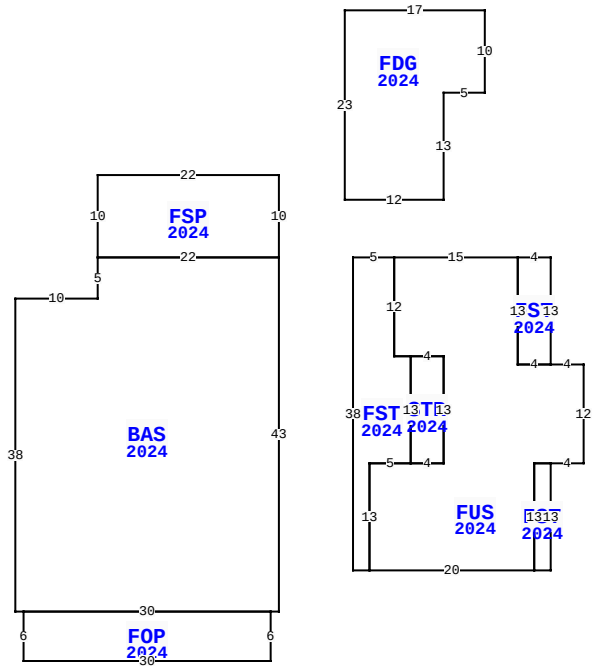
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1,326	231,042
FDG	326	60	196	34,151
FOP	180	30	54	9,409
FSP	220	40	88	15,333
FST	26	55	14	2,439
FST	52	55	29	5,053
FST	177	55	97	16,901
FUS	653	100	653	113,779
STR	52	10	5	871
TOTALS	3,012		2,462	428,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,462	116.1600	174.24	428,979	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 50% - 2024 Heated Area: 1979 HX Base Yr 2024



314 S 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		428,979
TOTAL MARKET OB/XF VALUE		14,190
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		643,169
SOH/AGL Deduction		0
ASSESSED VALUE		643,169
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		593,169
TOTAL JUST VALUE		643,169
NCON VALUE		443,169
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222346	NEW CONSTR	475,500	10/06/2022
20222397	GARAGE	19,640	10/06/2022
20222397			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/0988	5/06/2021	WD	Q	V	01	215,000
GRANTOR: MARSHALL JACQUELINE A						
GRANTEE: BRAVERMAN BARRY						
2392/0954	9/11/2020	WD	Q	V	01	150,000
GRANTOR: RUSH JAMES B						
GRANTEE: MARSHALL JACQUELINE						

BUILDING NOTES

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	0855	CONC PAVER	0	50	0	0	1,219.00	SF	10.00	10.00	100	2024	2023		100	12,190	
2	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,15] E10 N5 E22 S43 W1 W30 W1 N38 $
FUS=[YR=2024;ORIG=56,10] E15 S13 E4 E4 S12 W4 W2 S13 W20 N13 E5 E4 N13 W4 W2 N12 $
FSP=[YR=2024;ORIG=20,10] E22 N10 W22 S10 $
FOP=[YR=2024;ORIG=11,53] E30 S6 W30 N6 $
FST=[YR=2024;ORIG=56,10] W5 S38 E2 N13 E5 N13 W2 N12 $
STR=[YR=2024;ORIG=58,22] E4 S13 W4 N13 $
FST=[YR=2024;ORIG=71,10] E4 S13 W4 N13 $
FST=[YR=2024;ORIG=75,35] W2 S13 E2 N13 $
FDG=[YR=2024;ORIG=50,-20] E17 S10 W5 S13 W12 N23 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,190

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	50	0006	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 01/25/2024 BY TW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS