BLOCK 138 LOTS 2 & 3
IN DB 167/462
CITY OF FDNA BEACH

THORNTON MILDRED EST
C/O JUDY OWENS & ROBERT E THOR, 410 S 4TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0138-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

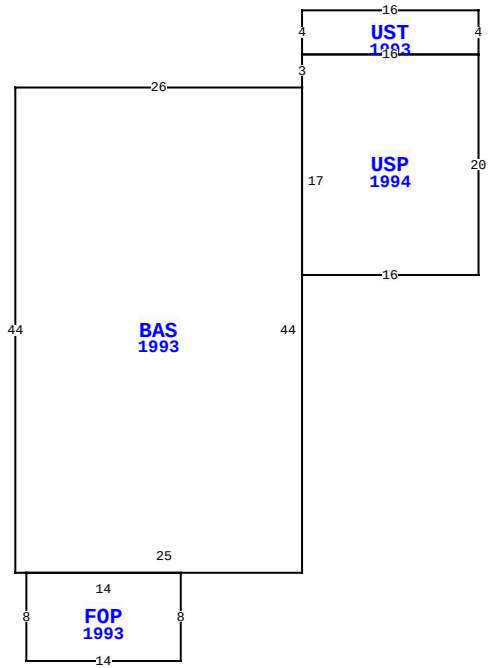
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	76,711
FOP	112	30	34	2,280
USP	320	30	96	6,437
UST	64	45	29	1,945
TOTALS	1,640		1,303	87,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,303	92.8720	88.23	114,964	1950	1990	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2011 Heated Area: 1144 HX Base Yr 2011



410 S 4TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		87,373
TOTAL MARKET OB/XF VALUE		2,826
TOTAL LAND VALUE - MARKET		280,000
TOTAL MARKET VALUE		370,199
SOH/AGL Deduction		277,742
ASSESSED VALUE		92,457
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		42,457
TOTAL JUST VALUE		370,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0167/0462	9/29/1947	WD	U	V	01	100

GRANTOR: ASKINS J M

GRANTEE: THORNTON JAMES L &

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W16 S4 USP=[YR=1994] S3 BAS=[YR=1993] W26 S44 E1 FOP=[YR=1993] S8 E14 N8 W14$ E25 N44$ S17 E16 N20 W16$ E16 N4$.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1980	1980	3	20	576	
2	0810	CONCRETE A	0	100	8	26	208.00	SF	6.50	6.50	100	1960	1960	3	20	270	
3	0810	CONCRETE A	0	100	65	9	585.00	SF	6.50	6.50	100	1950	1950	3	20	761	
4	0810	CONCRETE A	0	100	16	5	80.00	SF	6.50	6.50	100	1950	1950	3	20	104	
5	0350	CARPORT WD	0	100	8	11	88.00	SF	13.00	13.00	100	1971	1971	3	20	229	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	
7	0810	CONCRETE A	0	100	0	0	50.00	SF	6.50	6.50	100	1980	1980	3	32.5	106	
8	1242	WD DECK A	0	100	5	8	40.00	SF	10.00	10.00	100	1980	1980	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 2,826

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	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.70	4,000.00	2,800.00	280,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/06/2024 BY SYS