BLOCK 188 LOT 2
IN OR 2209/67
CITY OF FDNA BEACH

SHIVER BONNIE F L/E/
1248 S 4TH STREET
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1800-0188-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

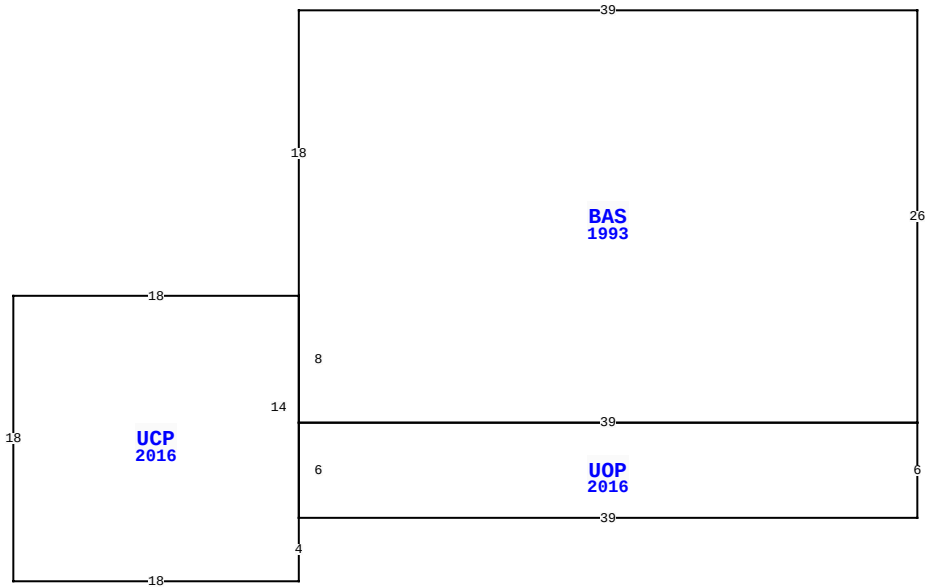
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2017.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,014 | 100 | 1,014 | 97,930 |
| UCP | 324 | 20 | 65 | 6,278 |
| UOP | 234 | 20 | 47 | 4,539 |
| TOTALS | 1,572 | | 1,126 | 108,747 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,126 | 122.1120 | 116.01 | 130,627 | 1956 | 1985 | 0 | 0 | 0 | 16.75 | 83.25 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1014 HX Base Yr 2018




1248 S 4TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/18/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 108,747 |
| TOTAL MARKET OB/XF VALUE | | 18,569 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 227,316 |
| SOH/AGL Deduction | | 94,094 |
| ASSESSED VALUE | | 133,222 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 105,000 |
| BASE TAXABLE VALUE | | 28,222 |
| TOTAL JUST VALUE | | 227,316 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 207,025 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20131452 | ROOF | 2,400 | 06/24/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/0067 | 7/02/2018 | LE | U | I | 11 | 100 |
| GRANTOR: SHIVER BONNIE F F/K/A | | | | | | |
| GRANTEE: ALLRED DONALD & STE | | | | | | |
| 0495/0583 | 8/01/1986 | QC | U | I | | 5,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W39 S18 UCP=[YR=2016] W18 S18 E18 N4
UOP=[YR=2016] E39 N6 W39 S6$ N14$ S8 E39 N26$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 364.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 94 | 2,224 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 10 | 39 | 390.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 60 | 2,340 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 26 | 19 | 494.00 | SF | 35.00 | 35.00 | 100 | 2016 | 2016 | 3 | 81 | 14,005 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,569

| 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 | RM | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 100,000 | | | | | | | |

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS