BLK 189 LOT 5
IN OR 1394/1179
CITY OF FDNA BEACH S/D OF

LYNCH TRACY ANN & KEVIN C
1295 S 4TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0189-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	Quality Level 03

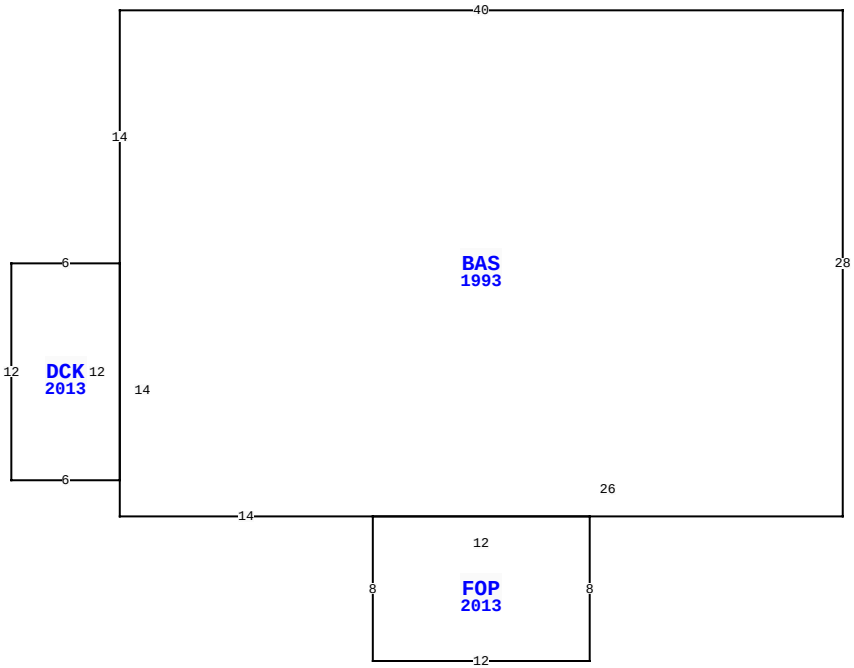
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	93,893
DCK	72	10	7	587
FOP	96	30	29	2,431
TOTALS	1,288		1,156	96,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,156	106.0000	100.70	116,409	1950	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 0 Heated Area: 1120 HX Base Yr



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

1295 S 4TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		96,910
TOTAL MARKET OB/XF VALUE		7,955
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		184,865
SOH/AGL Deduction		137,729
ASSESSED VALUE		47,136
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,136
TOTAL JUST VALUE		184,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218811	REPAIR/RRF	10,100	08/01/2021
6712	CHNGE SRVC	400	06/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/1179	3/09/2006	QC	U	I	01	30,000
GRANTOR: BLATTEL TRACY ANN						
GRANTEE: LYNCH TRACY ANN & K						
0669/0738	10/30/1992	QC	U	I	01	100
GRANTOR: DEBOER TODD G						
GRANTEE: BLATTEL TRACY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S14 DCK=[YR=2013] W6 S12 E6 N12$ S14 E14
FOP=[YR=2013] S8 E12 N8 W12$ E26 N28$.

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	0510	GARAGE WD-	0	100	25	21	525.00	SF	35.00	35.00	100	1960	1960	3	20	3,675	
2	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	100	1950	1950	3	20	768	
3	0810	CONCRETE A	0	100	0	0	139.00	SF	6.50	6.50	100	1957	1957	3	20	181	
4	0811	CONCRETE B	0	100	0	0	826.00	SF	5.20	5.20	100	1995	1995	3	70	3,007	
5	1242	WD DECK A	0	100	0	0	162.00	SF	10.00	10.00	100	1995	1995	3	20	324	

LAND DESCRIPTION

TOTAL OB/XF 7,955

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		RM	100.00	100.00	100.00	FF		1.00	1.00	0.80	1,000.00	800.00	80,000							

REVIEW DATE 11/18/2021 BY RK Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS