BLOCK 274 LOTS 19 & 20
IN OR 2140/1801
CITY OF FDNA BEACH

MEREDITH RUDOLPH L & EVA MARIE BERGSTEN
21 SAINT JAMES CT
MADISON, CT 06459

2024

00-00-31-1800-0274-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

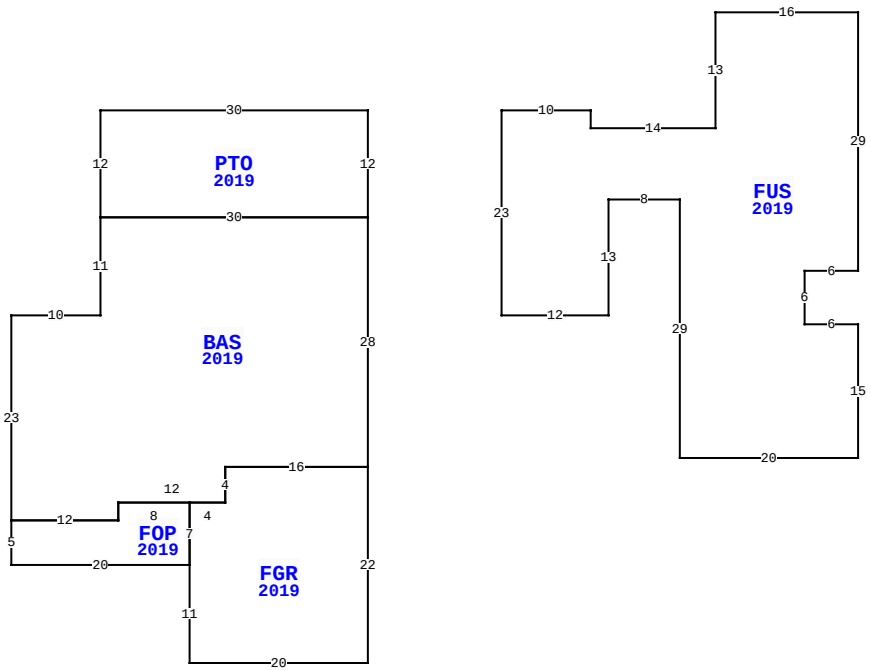
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	1,130	100	1,130	196,943
FGR	424	55	233	40,609
FOP	116	30	35	6,100
FUS	1,248	100	1,248	217,509
PTO	360	5	18	3,137
TOTALS	3,278		2,664	464,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,664	141.5491	176.94	471,368	2019	2019	0	0	0	1.50	98.50

2 SNGL FAM – 0% - 0 Heated Area: 2378 HX Base Yr



317 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	464,297
TOTAL MARKET OB/XF VALUE	5,428
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	669,725
SOH/AGL Deduction	111,330
ASSESSED VALUE	558,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	558,395
TOTAL JUST VALUE	669,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	648,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173275	CO ISSUED	0	03/08/2019
20173275	NEW CONSTR	305,107	10/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/1801	8/15/2017	WD	Q	V	01	125,000
GRANTOR: RUSHLOW DONALD & DONN						
GRANTEE: MEREDITH RUDOLPH L						
2065/0817	8/17/2016	QC	U	I	11	100
GRANTOR: RUSHLOW DON &						
GRANTEE: RUSHLOW DONALD & DO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W30 S12 BAS=[YR=2019] S11 W10 S23 FOP=[YR=2019] S5 E20 FGR=[YR=2019] S11 E20 N22 W16 S4 W4 S7$ N7 W8 S2 W12$ E12 N2 E12 N4 E16 N28 W30$ E30 N12$ PTR= E15 FUS=[YR=2019] E10 S2 E14 N13 E16 S29 W6S6 E6 S15 W20 N29 W8 S13 W12 N23$ W15$.

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	0811	CONCRETE B	0	0	0	0	742.00	SF	5.20	5.20	100	2019	2019	3	98	3,781	
2	0810	CONCRETE A	0	0	0	0	81.00	SF	6.50	6.50	100	2019	2019	3	98	516	
3	0810	CONCRETE A	0	0	0	0	114.00	SF	6.50	6.50	100	2019	2019	3	98	726	
4	1076	TRELLIS A	0	0	20	3	60.00	SF	7.50	7.50	100	2019	2019	3	90	405	

LAND DESCRIPTION

TOTAL OB/XF 5,428

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	0	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 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS