BLOCK 279 LOTS 21 & 22
IN OR 1182/691
CITY OF FDNA BEACH

ROBINSON DEBORAH E
PO BOX 582
YULEE, FL 32041-0582

2024

00-00-31-1800-0279-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
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		1.5 100
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

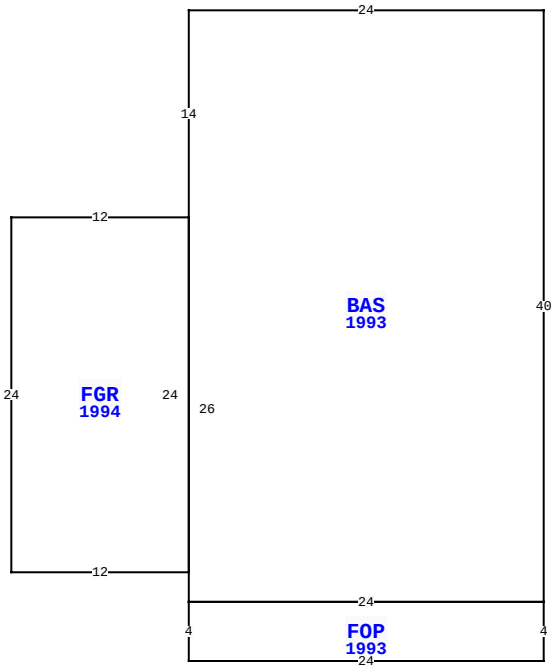
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	88,541
FGR	288	55	158	14,572
FOP	96	30	29	2,674
TOTALS	1,344		1,147	105,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,147	122.0060	115.91	132,949	1977	1985	0	0	0	20.43	79.57

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



419 S 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	105,788
TOTAL MARKET OB/XF VALUE	841
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	306,629
SOH/AGL Deduction	109,670
ASSESSED VALUE	196,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,959
TOTAL JUST VALUE	306,629
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101171	H/AC	3,600	07/19/2010
8213	REPAIR/RRF	1,500	03/21/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1182/0691	10/22/2003	WD	U	I	01	100
GRANTOR: ROBINSON NATHANIEL &						
GRANTEE: ROBINSON NATHANIEL						
0450/0219	4/01/1985	WD	Q	I		34,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S14 FGR=[YR=1994] W12 S24 E12N24$
S26FOP=[YR=1993] S4 E24 N4W24$ E24 N40$.

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	0	0	0	462.00	SF	6.50	6.50	100	1977	1977	3	28	841	

LAND DESCRIPTION

TOTAL OB/XF 841

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS