BLOCK 279 LOTS 23 & 24
CITY OF FDNA BEACH

MACARAGES MELISSA
415 S 4TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0279-0230

BUILDING CHARACTERISTICS

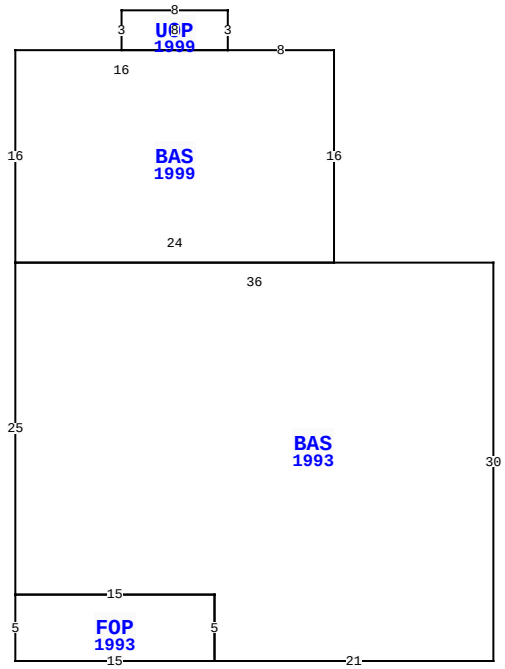
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,005	100	1,005	156,027
BAS	384	100	384	59,616
FOP	75	30	22	3,416
UOP	24	20	5	776
TOTALS	1,488		1,416	219,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,416	132.1320	165.16	233,867	1977	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2022 Heated Area: 1389 HX Base Yr 2022



415 S 4TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		219,835
TOTAL MARKET OB/XF VALUE		1,427
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		421,262
SOH/AGL Deduction		75,162
ASSESSED VALUE		346,100
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		296,100
TOTAL JUST VALUE		421,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101735	H/AC	4,400	10/08/2010
20051852	REROOF W/30YR SHN	4,000	05/27/2005
984295	ADDITION	16,760	09/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/0739	10/04/2021	WD	Q	I	01	380,000
GRANTOR: COX BETTY						
GRANTEE: MACARAGES MELISSA						
2151/0567	10/10/2017	FJ	U	I	11	100
GRANTOR: REDEN STEPHEN J ESTAT						
GRANTEE: COX BETTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W8 UOP=[YR=1999] N3 W8 S3 E8 $ W16 S16
BAS=[YR=1993] S25 FOP=[YR=1993] S5 E15 N5 W15$ E15 S5 E21
N30 W36$ E24 N16$.

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	668.00	SF	6.50	6.50	100	1977	1977	3	28	1,216	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	13.20	13.20	100	1993	1993	3	20	211	

LAND DESCRIPTION

TOTAL OB/XF 1,427

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	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