BLOCK 279 S1/2 OF LOTS 27-30
IN OR 2065/317
CITY OF FDNA BEACH

MCKEE RHONDA RENNEBAUM
409 S 4TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0279-0272

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

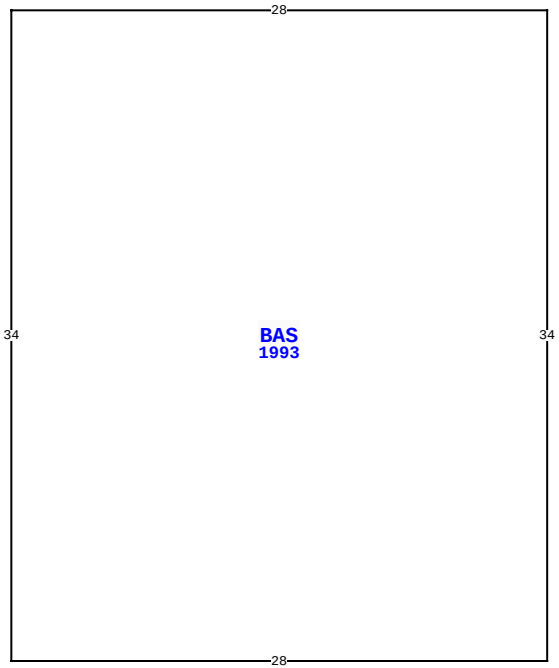
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	952	105,335
TOTALS	952		952	105,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	952	139.4820	132.51	126,150	1956	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2017 Heated Area: 952 HX Base Yr 2017



409 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		105,335
TOTAL MARKET OB/XF VALUE		3,872
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		309,207
SOH/AGL Deduction		171,480
ASSESSED VALUE		137,727
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,727
TOTAL JUST VALUE		309,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152067	DEMOSCRN	0	09/04/2015
10495	XFOB	600	05/19/1997
5559	REPAIR/RRF	11,000	08/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2069/1877	8/10/2016	QC	U	I	11	100
GRANTOR: MCG HOMES III LLC						
GRANTEE: MCG HOMES LLC						
2065/0317	8/10/2016	WD	Q	I	01	158,000
GRANTOR: MCG HOMES LLC						
GRANTEE: MCKEE RHONDA RENNEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] E28 S34 W28 N34 $.

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	0825	BRICK	0	100	8	9	220.00	SF	12.50	12.50	100	1997	1997	3	92	2,530	
2	0810	CONCRETE A	0	100	12	20	240.00	SF	6.50	6.50	100	2005	2005	3	86	1,342	

LAND DESCRIPTION

TOTAL OB/XF 3,872

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS