BLOCK 287 LOTS 12 THRU 15
CITY OF FDNA BEACH

MILLER MATTHEW & JOELYNN
416 FIR ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1800-0287-0140**

## BUILDING CHARACTERISTICS

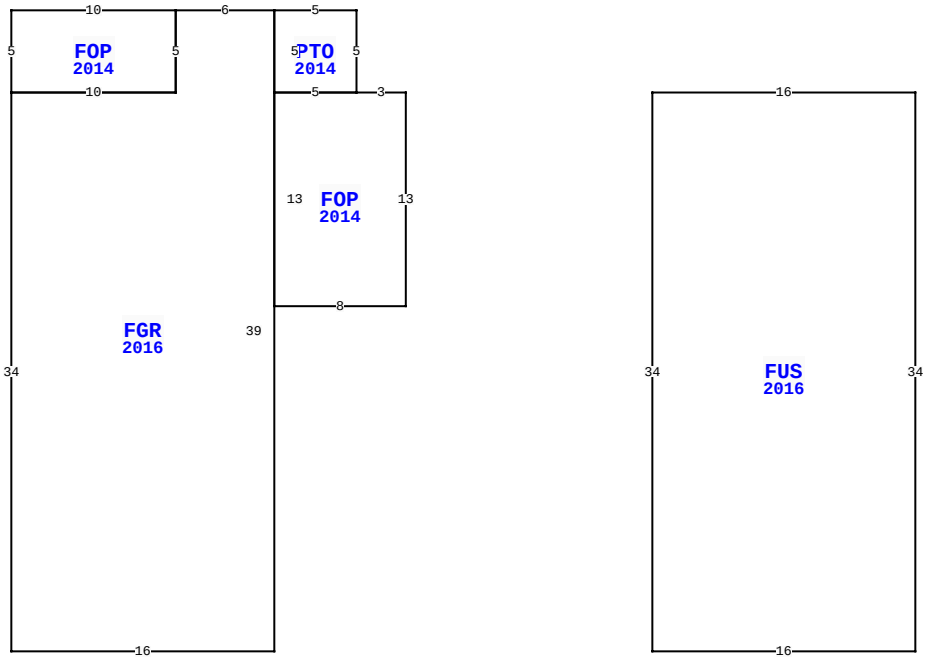
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 10 | ABOVE AVG 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 |
|---|---|---|---|---|
| FGR | 574 | 55 | 316 | 37,426 |
| FOP | 50 | 30 | 15 | 1,776 |
| FOP | 104 | 30 | 31 | 3,672 |
| FUS | 544 | 100 | 544 | 64,431 |
| PTO | 25 | 5 | 1 | 119 |
| TOTALS | 1,297 | | 907 | 107,424 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 907 | 130.4100 | 123.89 | 112,368 | 2014 | 2014 | 0 | 0 | 0 | 4.40 | 95.60 |

1 SINGLE FAM – 100% - 2021 Heated Area: 544 HX Base Yr 2021




416 FIR ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 3 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 354,023 |
| TOTAL MARKET OB/XF VALUE | | 39,539 |
| TOTAL LAND VALUE - MARKET | | 680,000 |
| TOTAL MARKET VALUE | | 1,073,562 |
| SOH/AGL Deduction | | 472,402 |
| ASSESSED VALUE | | 601,160 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 551,160 |
| TOTAL JUST VALUE | | 1,073,562 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,047,409 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20211353 | GARAGE | 0 | 06/28/2021 |
| 20151842 | NEW CONSTR | 177,378 | 08/01/2015 |
| 20151844 | SWIM POOL | 17,835 | 08/01/2015 |
| 20130323 | ELEC.OUTLET IN ST | 125 | 02/18/2013 |
| 20130023 | 8'& 4'PRIVACY FEN | 0 | 01/02/2013 |
| 20122592 | TEMP POLE FOR ELE | 300 | 12/31/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1971/0906 | 3/25/2015 | SW | U | V | 12 | 7,100 |
| GRANTOR: AMERIS BANK | | | | | | |
| GRANTEE: MILLER MATTHEW & JO | | | | | | |
| 1917/1203 | 5/08/2014 | SW | U | V | 12 | 9,000 |
| GRANTOR: AMERIS BANK | | | | | | |
| GRANTEE: MILLER MATTHEW & JO | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FOP=[YR=2014] W3 PTO=[YR=2014] N5 W5 FGR=[YR=2016] W6
FOP=[YR=2014] W10 S5 E10 N5$ S5 W10 S34 E16 N39$S5 E5$ W5 S13
E8 N13$ PTR=E15 FUS=[YR=2016] E16 S34 W16 N34$ 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 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 12 | 192.00 | SF | 30.00 | 30.00 | 100 | 2013 | 2013 | 3 | 60 | 3,456 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 612.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 94 | 2,991 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 17 | 20 | 340.00 | SF | 85.00 | 85.00 | 100 | 2016 | 2016 | 3 | 81 | 23,409 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 296.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 96 | 2,842 | |
| 5 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 578.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 2,915 | |
| 6 | 0810 | CONCRETE A | 2 | 0 | 0 | 0 | 604.00 | SF | 6.50 | 6.50 | 100 | 2023 | 2022 | | 100 | 3,926 | |

## LAND DESCRIPTION

TOTAL OB/XF 39,539

| 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 | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 0.85 | 4,000.00 | 3,400.00 | 340,000 | | | | | | | |
| 2 | 000100 | C | SFR | 100 | | R-2 | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 0.85 | 4,000.00 | 3,400.00 | 340,000 | | | | | | | |

REVIEW DATE 05/02/2023 BY TW Total Acres: 0.00 Total Land Value: 680,000 Market: 0 Agricultural: 0 Common: 680,000 PRINTED 08/06/2024 BY SYS

BLOCK 287 LOTS 12 THRU 15
CITY OF FDNA BEACH

MILLER MATTHEW & JOELYNN
416 FIR ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1800-0287-0140**

## BUILDING CHARACTERISTICS

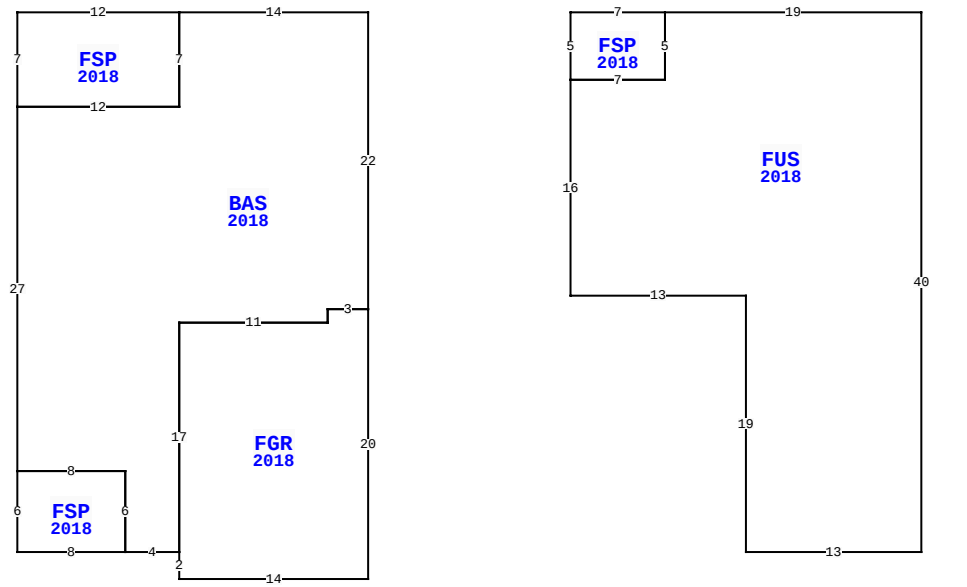
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 10 | ABOVE AVG 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| 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 | 667 | 100 | 667 | 90,847 |
| FGR | 269 | 55 | 148 | 20,158 |
| FSP | 35 | 40 | 14 | 1,907 |
| FSP | 48 | 40 | 19 | 2,588 |
| FSP | 84 | 40 | 34 | 4,631 |
| FUS | 758 | 100 | 758 | 103,241 |
| TOTALS | 1,861 | | 1,640 | 223,371 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,640 | 111.5880 | 139.48 | 228,747 | 2018 | 2018 | 0 | 0 | 0 | 2.35 | 97.65 |

2 SNGL FAM – 100% - 2021 Heated Area: 1425 HX Base Yr 2021




416 FIR ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 3 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 354,023 |
| TOTAL MARKET OB/XF VALUE | | 39,539 |
| TOTAL LAND VALUE - MARKET | | 680,000 |
| TOTAL MARKET VALUE | | 1,073,562 |
| SOH/AGL Deduction | | 472,402 |
| ASSESSED VALUE | | 601,160 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 551,160 |
| TOTAL JUST VALUE | | 1,073,562 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,047,409 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20130023 | 192SF STG SHED | 0 | 12/31/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1971/0906 | 3/25/2015 | SW | U | V | 12 | 7,100 |
| GRANTOR: AMERIS BANK | | | | | | |
| GRANTEE: MILLER MATTHEW & JO | | | | | | |
| 1917/1203 | 5/08/2014 | SW | U | V | 12 | 9,000 |
| GRANTOR: AMERIS BANK | | | | | | |
| GRANTEE: MILLER MATTHEW & JO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W14 FSP=[YR=2018] W12 S7 E12 N7$ S7 W12 S27
FSP=[YR=2018] S6 E8 N6 W8$ E8 S6 E4 FGR=[YR=2018] S2 E14 N20
W3 S1 W11 S17$ N17 E11 N1 E3 N22$ PTR=E15 FSP=[YR=2018] E7
FUS=[YR=2018] E19 S40 W13 N19 W13 N16 E7 N5$ S5 W7 N5$ W15$.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 05/02/2023 BY TW Total Acres: 0.00 Total Land Value: 680,000 Market: 0 Agricultural: 0 Common: 680,000 PRINTED 08/06/2024 BY SYS

BLOCK 287 LOTS 12 THRU 15
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**2024**

**00-00-31-1800-0287-0140**

## BUILDING CHARACTERISTICS

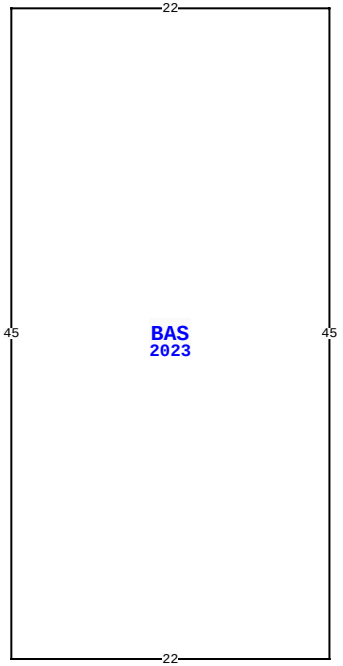
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 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 | 990 | 100 | 990 | 23,228 |
| TOTALS | 990 | | 990 | 23,228 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 990 | 67.7160 | 23.70 | 23,463 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

4 GARAGE RES – 0% - 2023 Heated Area: 990 HX Base Yr 2021




416 FIR ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 354,023 |
| TOTAL MARKET OB/XF VALUE | | 39,539 |
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| BASE TAXABLE VALUE | | 551,160 |
| TOTAL JUST VALUE | | 1,073,562 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,047,409 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1971/0906 | 3/25/2015 | SW | U | V | 12 | 7,100 |
| GRANTOR: AMERIS BANK | | | | | | |
| GRANTEE: MILLER MATTHEW & JO | | | | | | |
| 1917/1203 | 5/08/2014 | SW | U | V | 12 | 9,000 |
| GRANTOR: AMERIS BANK | | | | | | |
| GRANTEE: MILLER MATTHEW & JO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] E22 S45 W22 N45 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 05/02/2023 BY TW Total Acres: 0.00 Total Land Value: 680,000 Market: 0 Agricultural: 0 Common: 680,000 PRINTED 08/06/2024 BY SYS