LOT 6
IN OR 2568/977
SIMMONS REPLAT OF PT OF

BLACK BARRY J SR L/E/
4984 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0645-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

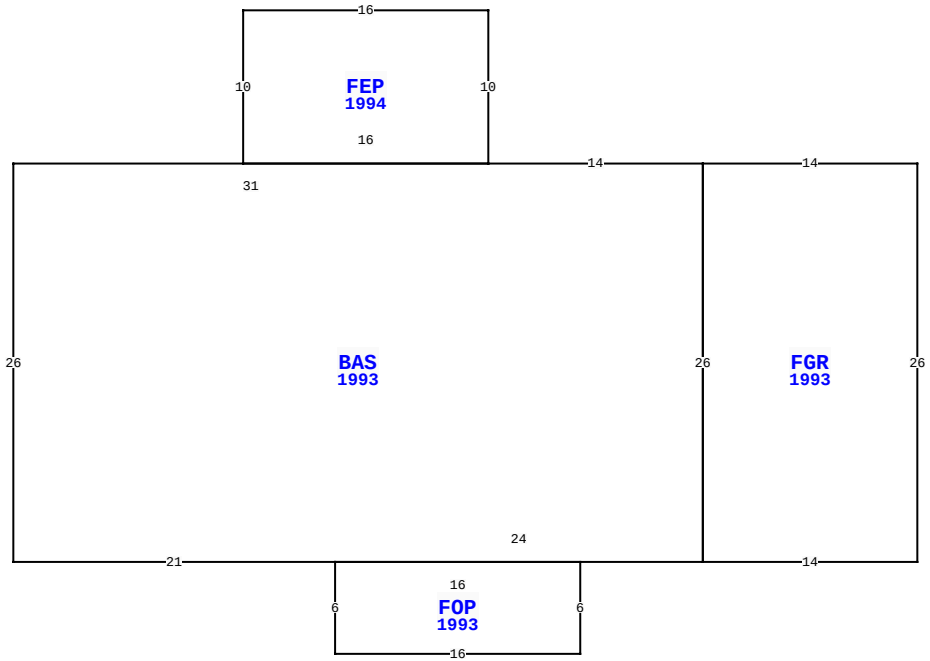
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	1993	1,170	108,468
FEP	160	80	1994	128	11,867
FGR	364	55	1993	200	18,541
FOP	96	30	1993	29	2,689
TOTALS	1,790			1,527	141,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,527	114.9540	114.95	175,529	1981	1981	0	0	0	19.35	80.65

1 SINGLE FAM – 100% - 2020 Heated Area: 1170 HX Base Yr 2020



4984 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		141,564
TOTAL MARKET OB/XF VALUE		780
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		392,344
SOH/AGL Deduction		103,243
ASSESSED VALUE		289,101
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		238,379
TOTAL JUST VALUE		392,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704328	REPAIR/RRF	10,000	10/01/1997
E974053	CHNGE SRVC	500	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/0977	6/07/2022	LE	U	I	11	100
GRANTOR: BLACK BARRY J SR						
GRANTEE: BLACK BARRY J SR L/						
0647/1290	2/04/1992	WD	Q	I		73,500
GRANTOR: SCHROM INGRID & JOHN						
GRANTEE: BLACK BARRY J SR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W14 BAS=[YR=1993] W14 FEP=[YR=1994] N10 W16 S10 E16$ W31 S26 E21 FOP=[YR=1993] S6 E16 N6 W16$ E24 N26$ S26 E14 N26$.

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	20	12	240.00	SF	6.50	6.50	100	1981	1981	3	32.5	507	
2	0810	CONCRETE A	0	100	0	0	129.00	SF	6.50	6.50	100	1981	1981	3	32.5	273	

LAND DESCRIPTION

TOTAL OB/XF 780

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	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS