LOT 4
VICTORIA LANDING PB 6/86

HALE WALTER DOUGLAS
4949 VICTORIA LANDING CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-087L-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

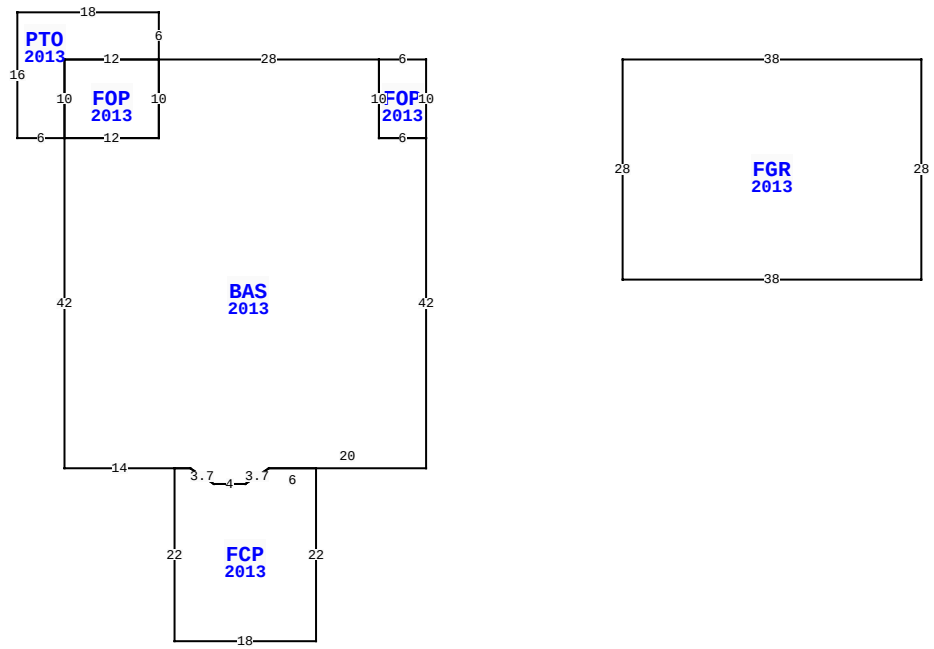
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,226	100	2013	2,226	522,611
FCP	382	25	2013	96	22,538
FGR	1,064	55	2013	585	137,343
FOP	60	30	2013	18	4,226
FOP	120	30	2013	36	8,452
PTO	168	5	2013	8	1,879
TOTALS	4,020			2,969	697,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,969	157.2432	248.44	737,618	2013	2013	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2014 Heated Area: 2226 HX Base Yr 2014



4949 VICTORIA LANDING CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		697,049
TOTAL MARKET OB/XF VALUE		13,112
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		890,161
SOH/AGL Deduction		514,595
ASSESSED VALUE		375,566
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		319,844
TOTAL JUST VALUE		890,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO2013	CO	0	03/01/2013
M1217669	H/AC	0	10/01/2012
B1226340	NEWSFR	247,343	08/01/2012
B1226341	FGRDET	41,964	08/01/2012
P1216079	NEW CONSTR	0	08/01/2012
P1216080	NEW CONSTR	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0539	2/07/2023	QC	U	I	11	100
GRANTOR: HALE WALTER D						
GRANTEE: HALE WALTER D						
2590/1344	9/14/2022	LE	U	I	11	100
GRANTOR: HALE WALTER DOUGLAS						
GRANTEE: HALE SHAY DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W6 BAS=[YR=2013] W28 PTO=[YR=2013] N6 W18 S16 E6 FOP=[YR=2013] E12 N10 W12 S10$ N10 E12$ S10 W12 S42 E14 FCP=[YR=2013] S22 E18 N22 W6 D2 L3 W4 U2 L3 W2$ E2 D2 R3 E4 U2 R3 E20 N42 W6 N10$ S10 E6 N10$ PTR=E25 FGR=[YR=2013] E38 S28 W38 N28$ W25$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	95	1,900	
2	0812	CONCRETE C	0	100	0	0	3,014.00	SF	4.00	4.00	100	2013	2013	3	93	11,212	

LAND DESCRIPTION

TOTAL OB/XF 13,112

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	0.90	200,000.00	180,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS