

SMITH JAMES B II & VALERIE F
4800 AMELIA ISLAND PKWY #C105
FERNANDINA BEACH, FL 32034

00-00-31-114B-0003-0120

NASSAU COUNTY PROPERTY						PAGE 1 of 1		2	
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 2				Tax Dist:					
BUILDING MARKET VALUE								266,619	
TOTAL MARKET OB/XF VALUE								1,098	
TOTAL LAND VALUE - MARKET								300,000	
TOTAL MARKET VALUE								567,717	
SOH/AGL Deduction								118,520	
ASSESSED VALUE								449,197	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								449,197	
TOTAL JUST VALUE								567,717	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								479,762	
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
20042103		REPAIR/RRF			3,000		11/10/2004		
B959245		REPAIR/RRF			2,080		08/14/1995		
6784		REPAIR/RRF			900		10/22/1991		
6740		REMODEL			5,400		09/18/1991		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2091/1961		12/29/2016		WD	Q	I	01	350,000	
GRANTOR: COARSEY DEBBIE R									
GRANTEE: SMITH JAMES B II &									
1330/1218		7/05/2005		QC	Q	I	01	100	
GRANTOR: COARSEY AUSTIN L									
GRANTEE: COARSEY DEBBIE R									
BUILDING NOTES									
BUILDING DIMENSIONS									
HXB=[YR=1993;ORIG=-32,6] S32 E16 N32 W16 \$									
BAS=[YR=1993;ORIG=0,38] N32 W16 S32 E16 \$									
FUS=[YR=1993;ORIG=52,14] S32 W16 N32 E16 \$									
HXB=[YR=1993;ORIG=36,46] W16 N32 E16 S32 \$									
HHY=[YR=1996;ORIG=20,0] E12 N6 W4 N4 E8 S24 W16 N14 \$									
BAL=[YR=1996;ORIG=36,-10] E8 S4 W4 S6 E12 S14 W16 N24 \$									
DCK=[YR=1993;ORIG=0,0] W16 S6 E16 N6 \$									
HXK=[YR=1993;ORIG=-16,0] W16 S6 E16 N6 \$									
HXK=[YR=1996;ORIG=-32,38] S7 E16 N3 W14 N4 W2 \$									
DCK=[YR=1996;ORIG=-16,45] E16 N7 W2 S4 W14 S3 \$									
HXP=[YR=1993;ORIG=-16,38] W14 S4 E14 N4 \$									
FOP=[YR=1993;ORIG=-16,42] E14 N4 W14 S4 \$									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
00,000									
Common: 300,000 PRINTED 07/30/2025 BY SYS									