BLOCK 6 LOT 10
IN OR 2095/1486
OAK LAWN PARK #5 PB 3/39

GWINER STACY A & TODD A
4406 BUCKINGHAM
ROYAL OAK, MI 48073

2025

00-00-31-150E-0006-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	03	PLASTER 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

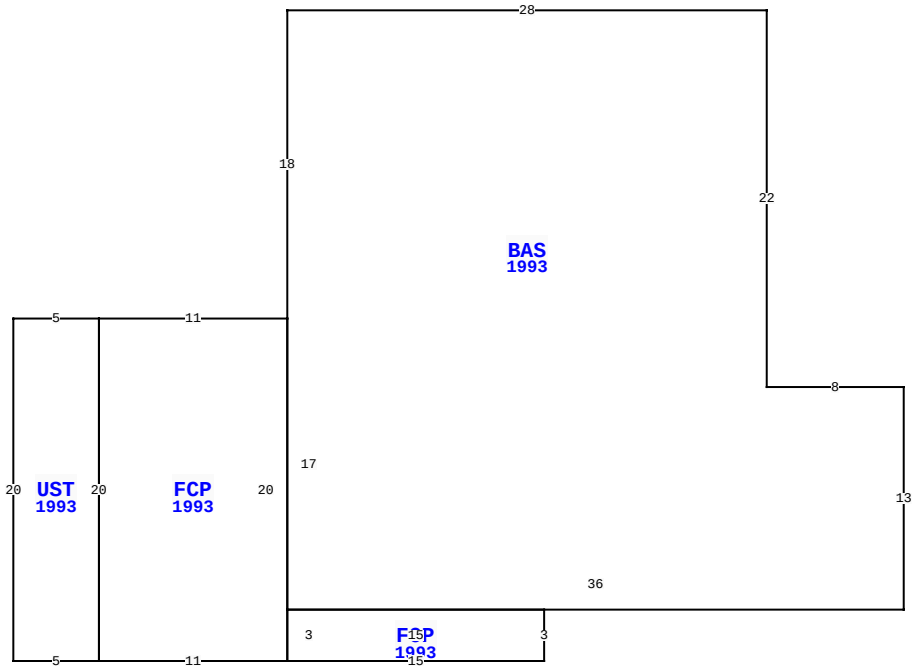
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,084	100	1993	1,084	118,305
FCP	220	25	1993	55	6,002
FOP	45	30	1993	14	1,528
UST	100	45	1993	45	4,911
TOTALS	1,449			1,198	130,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,198	124.0200	124.02	148,576	1959	2000	0	0	0	12.00	88.00

1 SINGLE FAM – 0% - 0 Heated Area: 1084 HX Base Yr



408 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	146,612
TOTAL MARKET OB/XF VALUE	5,162
TOTAL LAND VALUE - MARKET	151,360
TOTAL MARKET VALUE	303,134
SOH/AGL Deduction	38,693
ASSESSED VALUE	264,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,441
TOTAL JUST VALUE	303,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181467	20X30	28,680	05/02/2018
20052870	XFOB	2,000	10/18/2005
20052342	REMODEL	1,000	07/29/2005
972231	CHNGE SRVC	0	11/06/1997
972232	H/AC	0	11/06/1997
7180	REPAIR/RRF	4,087	07/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2095/1486	1/20/2017	WD	Q	I	01	175,000
GRANTOR: S & R HOLDINGS LLC						
GRANTEE: GWINER STACY A & TO						
1861/1906	6/06/2013	QC	U	I	11	100
GRANTOR: ALKIRE JOHN P						
GRANTEE: S & R HOLDINGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N22 W28 S18 FCP=[YR=1993] W11 UST=[YR=1993] W5 S20 E5 N20 $ S20 E11FOP=[YR=1993] E15N3W15 S3$ N20 $ S17 E36 N13 $.

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	0	53	13	689.00	SF	6.50	6.50	100	2005	2005	3	84	3,762	
2	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	2005	2005	3	84	262	
3	0940	SHEDS/PORT	0	0	8	20	160.00	SF	30.00	30.00	100	2005	2005	3	22	1,056	
4	1243	WD DECK F	0	0	9	13	117.00	SF	3.20	3.20	100	2005	2005	3	22	82	

LAND DESCRIPTION

TOTAL OB/XF 5,162

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	0	0006	R-1	86.00	150.00	86.00	FF		1.00	1.00	0.80	2,200.00	1,760.00	151,360							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 151,360 Market: 0 Agricultural: 0 Common: 151,360 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

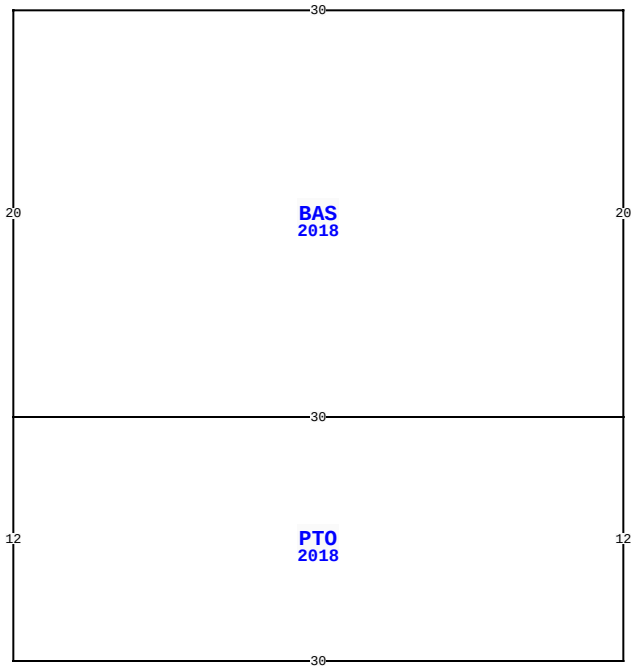
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2018	600	15,403
PTO	360	5	2018	18	462
TOTALS	960			618	15,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	618	73.8100	27.31	16,878	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 0% - 0 Heated Area: 600 HX Base Yr



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1861/1906	6/06/2013	QC	U	I	11	100
GRANTOR: ALKIRE JOHN P						
GRANTEE: S & R HOLDINGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S20 PTO=[YR=2018] S12 E30 N12 W30$ E30 N20$.

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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 151,360 Market: 0 Agricultural: 0 Common: 151,360 PRINTED 07/30/2025 BY SYS