LOT 21
IN OR 1128/1229
PHOENIX WALK PB 5/55

BORUM NEIL & KAY
4 ZACHARY COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1635-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

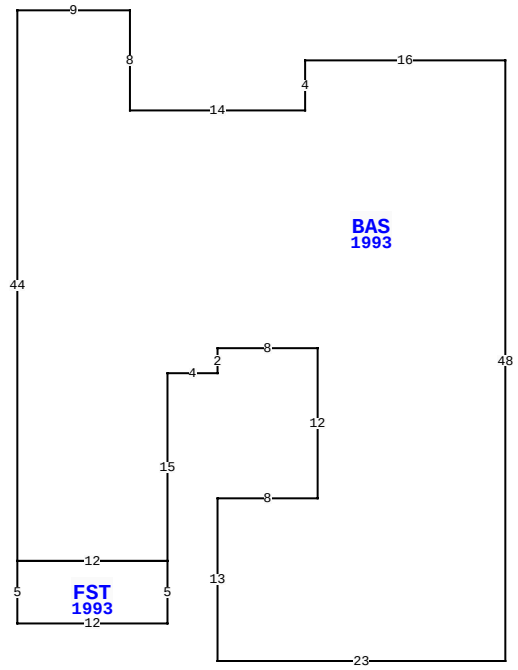
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1074.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1993	1,568	208,585
FST	60	55	1993	33	4,390
TOTALS	1,628			1,601	212,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,601	165.2492	165.25	264,565	1985	1985	0	0	0	19.50	80.50

1 TOWNHOUSE – 100% - 2011 Heated Area: 1568 HX Base Yr 2011



4 ZACHARY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,975
TOTAL MARKET OB/XF VALUE		8,817
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		546,792
SOH/AGL Deduction		380,148
ASSESSED VALUE		166,644
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,922
TOTAL JUST VALUE		546,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120428	ROOF	4,000	03/15/2012
20120430	REPIPE	1,400	03/15/2012
20011067	REPAIR/RRF	7,000	05/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1128/1229	4/09/2003	WD	U	I	07	100
GRANTOR: DELANO ALICE E						
GRANTEE: BORUM NEIL & KAY						
0849/1703	9/23/1998	WD	Q	I		114,500
GRANTOR: DELANO ALICE E						
GRANTEE: KORUM NEIL & KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S4 W14 N8 W9 S44 FST=[YR=1993] S5 E12 N5 W12$ E12 N15 E4 N2 E8 S12 W8 S13 E23 N48$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0801	ASPHALT A	0	100	0	0	255.00	SF	3.00	3.00	100	1985	1985	3	50	383	
3	0810	CONCRETE A	0	100	0	0	289.00	SF	6.50	6.50	100	1997	1997	3	72	1,353	
4	0810	CONCRETE A	0	100	0	0	199.00	SF	6.50	6.50	100	2005	2005	3	84	1,087	
5	0810	CONCRETE A	0	100	0	0	220.00	SF	6.50	6.50	100	2005	2005	3	84	1,201	
6	0855	CONC PAVER	0	100	0	0	242.00	SF	10.00	10.00	100	2005	2005	3	84	2,033	
7	1076	TRELLIS A	0	100	12	8	96.00	SF	7.50	7.50	100	1997	1997	3	20	144	
8	1126	CB/STC 8"	0	100	0	0	200.00	SF	8.00	8.00	100	1984	1984	3	41	656	

LAND DESCRIPTION

TOTAL OB/XF 8,817

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	000310	C	TOWNHOUSE	100		R-1	39.00	103.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS