



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																
Exterior Wall	10	ABOVE AVG 50	0100	01	2,386	111.1320	111.13	265,156	1930	2013	0	0	0	5.25	94.75	VALUATION BY STANDARD															
Exterior Wall	16	WD FR STUC 50	1 SINGLE FAM - 100% - 2014													Heated Area: 1902 HX Base Yr 2014															
Roof Structure	03	GABLE/HIP 100															VALUATION SUMMARY														
Roof Cover	03	COMP SHNGL 100															Tax Group: 2 Tax Dist:														
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 251,235														
Interior Floor	12	HARDWOOD 70															TOTAL MARKET OB/XF VALUE 34,465														
Interior Floor	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET 517,750														
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 803,450														
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 435,740														
Bedrooms	1	100															ASSESSED VALUE 367,710														
Bathrooms	1.5	100															TOTAL EXEMPTION VALUE HX HB 50,722														
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 316,988														
Stories	1.	1.100	TOTAL JUST VALUE 803,450																												
Units	0	100	NCON VALUE 0																												
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																												
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 710,788																												
Quality	03	Quality Level 03															PERMIT NUM		DESCRIPTION		AMT		ISSUED								
DOR CODE	0100	SINGLE FAMILY															20120658		ADDITION		225,000		04/17/2012								
MAP NUM	MKT AREA		01																20100866		DEMOLITION		500		05/26/2010						
NEIGHBORHOOD/LOC	1005.00																20100612		DEMOLITION		1,000		04/15/2010								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															20100612		DEMOLITION		1,000		04/09/2010					
BAS	974	100	1993	974	102,558															20021873		REPAIR/RRF		3,000		11/01/2002					
BAS	156	100	2013	156	16,426															6767		REPAIR/RRF		1,700		10/09/1991					
BAS	743	100	2013	743	78,235															SALES DATA											
FGR	745	55	2013	410	43,171															OFF RECORD Number		DATE		TYPE INST		Q / V I / RSN CD		SALE PRICE			
FOP	110	30	1993	33	3,474															2396/0111		9/17/2020		WD U		I 11		100			
FOP	42	30	2013	13	1,369															GRANTOR: TANIS ELIZABETH M											
SFB	36	80	2013	29	3,054															GRANTEE: TANIS ELIZABETH M T											
STR	24	10	1993	2	210															1669/0077		3/19/2010		WD Q		I 01		268,000			
STR	24	10	2013	2	210															GRANTOR: FERREIRA ROBERT S TRU											
UOP	60	20	2013	12	1,264															GRANTEE: TANIS ELIZABETH M											
TOTALS	2,974			2,386	251,235															BUILDING NOTES											
EXTRA FEATURES						129 N 4TH ST, FERNANDINA BEACH														BLD DATE 12/03/2013 KK LGL DATE 05/22/2025 MLU											
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	BUILDING DIMENSIONS															
1	0855	CONC PAVER	0	100	45	20		900.00	SF	10.00	100	2013	2013	3	93	8,370	BAS=[YR=2013] W5 N31 W26 S18 E11 S5 E4 S8 FOP=[YR=2013] W7														
2	0810	CONCRETE A	0	100	21	8		168.00	SF	6.50	100	2013	2013	3	93	1,016	BAS=[YR=1993] W13 BAS=[YR=2013] W9 FGR=[YR=2013] N5														
3	0825	BRICK	0	100	0	0		8.00	SF	12.50	100	2013	2013	3	98	98	SFB=[YR=2013] N6 W6 S6 E6\$ W6 N6 W19 S31 E25 N2 E2 N3 W2														
4	0855	CONC PAVER	0	100	0	0		258.00	SF	10.00	100	2013	2013	3	93	2,399	N15\$ S15 E2 S3 E7 N18\$ S33 UOP=[YR=2013] S6 E10														
5	1126	CB/STC 8"	0	100	0	0		292.00	SF	8.00	100	2013	2013	3	93	2,172	FOP=[YR=1993] S4 E1 STR=[YR=1993] S3 STR=[YR=2013] S3 E8														
6	0855	CONC PAVER	0	100	0	0		1,982.00	SF	10.00	100	2013	2013	3	93	18,433	N3 W8\$ E8 N3 W8\$ E10 N4 UOP=[YR=2013] E10 N6 W10 S6\$ N6 W11														
7	0504	FP-ELECTRI	0	100	0	0		1.00	UT	2,000.00	100	2013	2013	3	95	1,900	S6\$ N6 W10\$ E31 N12 E5 N14 W16 N1 W7 N6\$ S6 E7 N6\$ S7 E16														
8	1242	WD DECK A	0	100	7	2		14.00	SF	10.00	100	2013	2013	3	55	77	N7\$.														
LAND DESCRIPTION						TOTAL OB/XF 34,465																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.09	4,750.00	5,177.50	517,750														
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 517,750 Market: 0 Agricultural: 0 Common: 517,750 PRINTED 07/30/2025 BY SYS																															