BLOCK 15 LOTS 19 & 20
ESMT OR 512/995
CITY OF FDNA BEACH

M&M NORTHERN PROPERTIES LLC
618 GOFORTH ROAD
BLOWING ROCK, NC 28605

2025

00-00-31-1800-0015-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

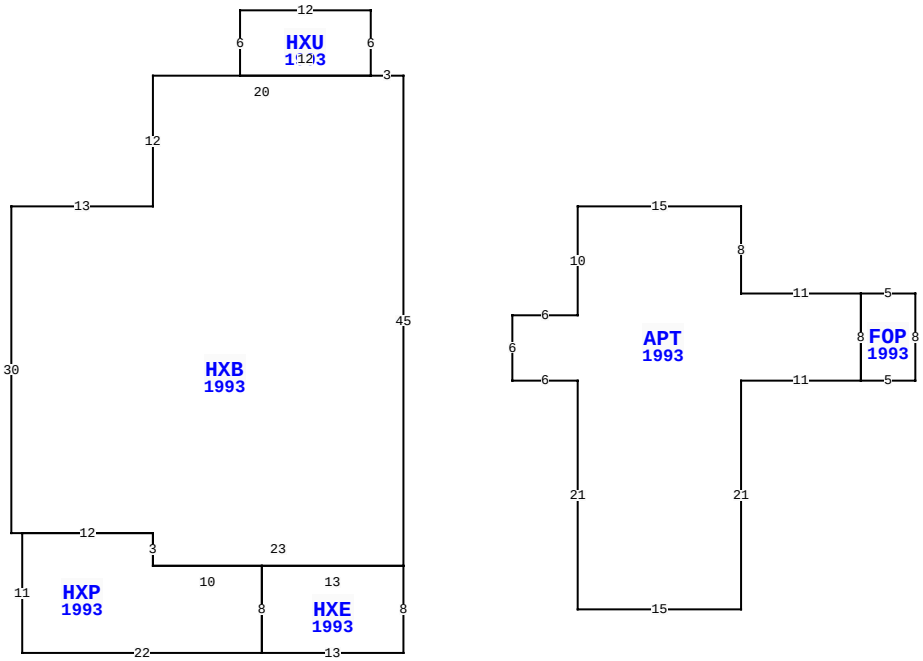
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	14	WD SHINGLE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	679	100	1993	679	93,108
FOP	40	30	1993	12	1,645
HXB	1,425	100	1993	1,425	195,405
HXE	104	80	1993	83	11,382
HXP	212	30	1993	64	8,776
HXU	72	55	1993	40	5,485
TOTALS	2,532			2,303	315,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,303	117.5118	155.12	357,241	1920	2000	0	0	0	11.60	88.40

1 DUPLEX – 0% - 0 Heated Area: 2187 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/22/2025 MLU
AG DATE	

123 N 4TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	315,801
TOTAL MARKET OB/XF VALUE	37,377
TOTAL LAND VALUE - MARKET	237,500
TOTAL MARKET VALUE	590,678
SOH/AGL Deduction	95,789
ASSESSED VALUE	494,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	494,889
TOTAL JUST VALUE	590,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	538,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0189	REMODEL KITCHEN &		05/12/2023
2022-1901	POOL	35,000	02/08/2022
20071937	DRIVEWAY ON NORTH	1,000	10/12/2007
20052209	REMOVE ALUM.SIDIN	1,000	07/13/2005
20040620	REPLACE FIXTURES	3,000	03/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/1387	10/09/2020	WD	Q	I	01	535,000
GRANTOR: MARSH ALEEN M						
GRANTEE: M&M NORTHERN PROPER						
2380/0259	2/03/2020	QC	U	I	11	100
GRANTOR: DEVINE JOSEPH L & ALE						
GRANTEE: MARSH ALEEN						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W3 HXU=[YR=1993] N6 W12 S6 E12 $ W20 S12 W13 S30 E1 HXP=[YR=1993] S11 E22 HXE=[YR=1993] E13 N8 W13 S8 $ N8 W10 N3 W12 $ E12 S3 E23 N45 $ PTR= E10S22 APT=[YR=1993] E6 N10 E15S8 E11 FOP=[YR=1993] E5 S8 W5N8 $ S8 W11 S21 W15 N21 W6 N6 $N22W10$.

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	0858	SCULP CONC	0	0	35	8	280.00	SF	13.00	13.00	100	2007	2007	3	96	3,494	
2	0810	CONCRETE A	0	0	15	8	120.00	SF	6.50	6.50	100	2007	2007	3	87	679	
3	0858	SCULP CONC	0	0	4	9	36.00	SF	19.50	19.50	100	2007	2007	3	96	674	
4	0858	SCULP CONC	0	0	16	7	112.00	SF	13.00	13.00	100	2007	2007	3	96	1,398	
5	1241	WD DECK G	0	0	36	4	144.00	UT	11.50	11.50	100	2006	2006	3	40	662	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1920	1920	3	20	400	
7	0810	CONCRETE A	0	0	56	2	112.00	SF	6.50	6.50	100	1970	1970	3	20	146	
8	1126	CB/STC 8"	0	0	34	2	68.00	SF	8.00	8.00	100	1920	1920	3	20	109	
9	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2006	2006	3	24	58	
10	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2006	2006	3	24	48	

TOTAL OB/XF 7,668

LAND DESCRIPTION

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	000800	C	MULTI-FAMILY	0	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500							

REVIEW DATE 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0861	POOL GUNIT	0	0	0	0	242.00	SF	85.00	85.00	100	2024	2022		95	19,542	
12	0855	CONC PAVER	0	0	0	0	1,027.00	SF	10.00	10.00	100	2024	2022		99	10,167	

LAND DESCRIPTION

TOTAL OB/XF 29,709

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

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