

BUNNER DEBORAH M
221 N 4TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0016-0200



BLOCK 16 LOTS 20 21 & 22
IN OR 1797/1363
CITY OF FDNA BEACH

BUNNER DEBORAH M
221 N 4TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0016-0200



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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	0	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE 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
AOF	625	110	2004	688	79,698
FDG	649	60	2004	389	45,062
FOP	24	30	2004	7	811
FOP	88	30	2004	26	3,012
FST	40	55	2004	22	2,548
TOTALS	1,426			1,132	131,131

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
11	0810	CONCRETE A	0 100	14	20	280.00	SF	6.50	6.50
12	0825	BRICK	0 100	26	12	312.00	SF	6.25	6.25
13	0825	BRICK	0 100	0	0	851.00	SF	6.25	6.25
14	0100	BAR-B-Q	0 100	0	0	1.00	UT	1,000.00	1,000.00
15	1127	BRICK 8"	0 100	183	6	1,098.00	SF	11.00	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,132	127.9950	128.00	144,896	2004	2004	0	0
2 SINGLE FAM - 100% - 2013									
Heated Area: 625									
HX Base Yr 2013									

221 N 4TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,029,540	
TOTAL MARKET OB/XF VALUE		25,189	
TOTAL LAND VALUE - MARKET		356,250	
TOTAL MARKET VALUE		1,410,979	
SOH/AGL Deduction		1,063,062	
ASSESSED VALUE		347,917	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		297,195	
TOTAL JUST VALUE		1,410,979	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,308,702	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041075	XFOB	2,000	06/14/2004
972411	REPAIR/RRF	5,000	12/18/1997
5409	XFOB	1,000	06/05/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1797/1363	6/12/2012	QC	U	I	11	100	
GRANTOR: BUNNER BRUCE A & DEBO							
GRANTEE: BUNNER DEBORAH M							
1715/1035	11/30/2010	WD	Q	I	02	565,000	
GRANTOR: VANTOMME JOHN J & JAN							
GRANTEE: BUNNER BRUCE A & DE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=2004] W10 FOP=[YR=2004] W6 FDG=[YR=2004] W7 S31									
E23 N27 W16 N4 \$ S4 E6 N4 \$ S4 E10 N4 \$ PTR= E15									
AOF=[YR=2004] E8 FOP=[YR=2004] E15 S4 W8 S4 W7 N8 \$ S8 E7									
N4 E8 S27 W23 N31 \$ W15 \$.									