BLOCK 17 PT OF LOTS 6 & 7
LOTS 21 & 22
IN OR 2372/434

MYERS FAMILY TRUST/MYERS MICHAEL W TRUSTEE
28 S 10TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0017-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

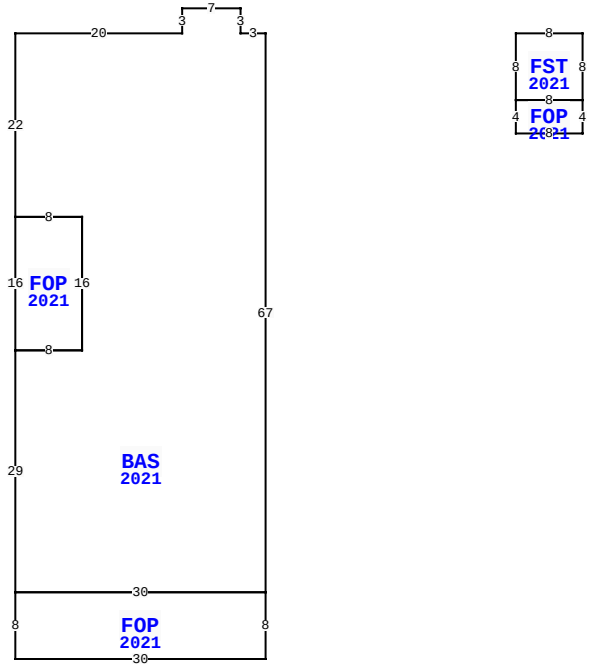
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,903	100	2021	1,903	327,057
FOP	32	30	2021	10	1,719
FOP	128	30	2021	38	6,531
FOP	240	30	2021	72	12,374
FST	64	55	2021	35	6,015
TOTALS	2,367			2,058	353,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,058	131.5160	173.60	357,269	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 0 Heated Area: 1903 HX Base Yr



321 N 4TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	353,696
TOTAL MARKET OB/XF VALUE	3,168
TOTAL LAND VALUE - MARKET	237,500
TOTAL MARKET VALUE	594,364
SOH/AGL Deduction	572
ASSESSED VALUE	593,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	593,792
TOTAL JUST VALUE	594,364
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	539,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200549	NEW CONSTR	0	03/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/1672	12/20/2023	WD	U	I	11	100
GRANTOR: MYERS MICHAEL W						
GRANTEE: MYERS FAMILY TRUST						
2372/0434	6/29/2020	SW	Q	V	02	209,000
GRANTOR: HALL CHARLES G & ANNE						
GRANTEE: MYERS MICHAEL W & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W3 N3 W7 S3 W20 S22 FOP=[YR=2021] S16 E8 N16 W8 $ E8 S16 W8 S29 FOP=[YR=2021] S8 E30 N8 W30 $ E30 N67 $ PTR= E30 FST=[YR=2021] E8 S8 FOP=[YR=2021] S4 W8 N4 E8$W8 N8$W30 $.

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	0855	CONC PAVER	0	0	0	0	320.00	SF	10.00	10.00	100	2021	2021	3	99	3,168	

LAND DESCRIPTION

TOTAL OB/XF 3,168

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-2	50.00	125.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500							

REVIEW DATE 12/10/2021 BY RK Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS