



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	01	Quality Level 01
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
BAL	138	15	2018	21	4,081
BAS	1,788	100	2018	1,788	347,510
FGR	529	55	2018	291	56,558
FOP	72	30	2018	22	4,275
FOP	272	30	2018	82	15,937
FOP	372	30	2018	112	21,768
FUS	529	100	2018	529	102,815
FUS	725	100	2018	725	140,909
STP	16	10	2018	2	389
STP	21	10	2018	2	389
TOTALS	4,590			3,587	697,157

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,587	126.1656	199.34	715,033	2018	2018	0	0	2.50	97.50
1 SFR CUST - 100% - 2025											
Heated Area: 3042											
HX Base Yr 2025											

** This building has 12 Sub-Areas

327 N 4TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/22/2025 MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0	100	0	0	710.00	SF	7.00	7.00	100
2	0855	CONC PAVER	0	100	0	0	195.00	SF	7.00	7.00	100
3	0855	CONC PAVER	0	100	0	0	1,116.00	SF	7.00	7.00	100
4	0835	QUARY TILE	0	100	0	0	1,083.00	SF	10.00	10.00	100
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100
6	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100
7	0855	CONC PAVER	0	100	0	0	1,050.00	SF	10.00	10.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	R-2	50.00	100.00	50.00	FF	1.00
2	000100	C	RES	100	0006	R-2	25.00	100.00	25.00	FF	1.00

TOTAL OB/XF 59,528

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		697,157	
TOTAL MARKET OB/XF VALUE		59,528	
TOTAL LAND VALUE - MARKET		356,250	
TOTAL MARKET VALUE		1,112,935	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,112,935	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		1,062,213	
TOTAL JUST VALUE		1,112,935	
NCON VALUE		27,500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		997,691	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0490	POOL	60,000	12/05/2023
20170829	CO ISSUED	0	05/04/2018
20170829	NEW CONSTR	383,908	03/22/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2078/0971	10/14/2016	WD	Q	V	05
GRANTOR: CMR ISLAND PROPERTIES					
GRANTEE: SKIDMORE STEVE					
2078/0969	10/14/2016	WD	U	V	11
GRANTOR: SASSER JOHN E					
GRANTEE: CMR ISLAND PROPERTI					

BUILDING NOTES											
FOP=[YR=2018] W11 N8 FGR=[YR=2018] N23 W23 S23 E23\$ W9 S8											
BAS=[YR=2018] W16 S58 STP=[YR=2018] W2 S7 E3 FOP=[YR=2018] S1											
E13 STP=[YR=2018] S2 E8 N2 W8\$ E21 N8 W34 S7\$ N7 W1\$ E36 N43											
W20 N15\$ S15 E20 N15\$ PTR=E15 S20 FUS=[YR=2018] E16 S32 E20											
S11 W15 N7 W9 STR=[YR=2018] W8 S3 E2 S4 W6 N10 E12 S3\$ N3											
W12 N33\$ W15 N20\$ PTR= E15 N15 BAL=[YR=2018] E6 FUS=[YR=2018]											
E23S23 FOP=[YR=2018] S8 W9 N4 STR=[YR=2018] W14 N4 E14 S4\$											
N4 E9\$ W23 N23\$S23 W6 N23\$ S15 W15\$.											