BLOCK 17 LOT 18
IN OR 2239/757
CITY OF FDNA BEACH

SKIDMORE STEVE
327 N 4TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0017-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

331 N 4TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	178,125
TOTAL MARKET VALUE	178,125
SOH/AGL Deduction	92,867
ASSESSED VALUE	85,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,258
TOTAL JUST VALUE	178,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101638	DEMOLITION	7,900	09/21/2010
20052257	REPAIR/RRF	1,000	07/19/2005
20052122	REPAIR/RRF	1,000	07/01/2005
7594	REPAIR/RRF	4,500	03/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2239/0757	11/27/2018	TX	U	V	11	7,000

GRANTOR: TAX COLLECTOR
GRANTEE: SKIDMORE STEVE

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

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	25.00	100.00	25.00	FF		1.00	1.00	1.50	4,750.00	7,125.00	178,125							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.00 Total Land Value: 178,125 Market: 0 Agricultural: 0 Common: 178,125 PRINTED 07/30/2025 BY SYS