



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	STAND SEAM	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	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
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,578	100	2024
FOP	60	30	2024
FOP	112	30	2024
PTO	84	5	2024
TOTALS	1,834		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2024								
Heated Area: 1578					HX Base Yr 2024						
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
407 N 4TH ST, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			347,601
TOTAL MARKET OB/XF VALUE			10,550
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			570,651
SOH/AGL Deduction			14,422
ASSESSED VALUE			556,229
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			505,507
TOTAL JUST VALUE			570,651
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			540,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222173	CO		04/27/2023
20222173	NEW CONSTR	0	07/19/2022
20131512	DEMOLITION	8,000	06/28/2013
972105	EMERGENCY REROOF	3,800	09/30/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2464/0308	5/13/2021	WD	Q	V	01	190,000
GRANTOR: 424 N3RD LLC						
GRANTEE: MORRIS MYRA KATHERI						
1851/0371	4/16/2013	WD	Q	I	05	150,000
GRANTOR: GRIDER RUFUS M						
GRANTEE: 424 N3RD LLC						

EXTRA FEATURES																
L N	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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
2	0855	CONC PAVER	0	100	0	855.00	SF	10.00	10.00	100	2024	2023		100	8,550	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=10,10] E19 S12 E5 E7 E3 S36 W16 S7 W18 N55 \$	
FOP=[YR=2024;ORIG=29,22] E5 N12 W5 S12 \$	
PTO=[YR=2024;ORIG=34,22] E7 N12 W7 S12 \$	
FOP=[YR=2024;ORIG=28,58] E16 S7 W16 N7 \$	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							