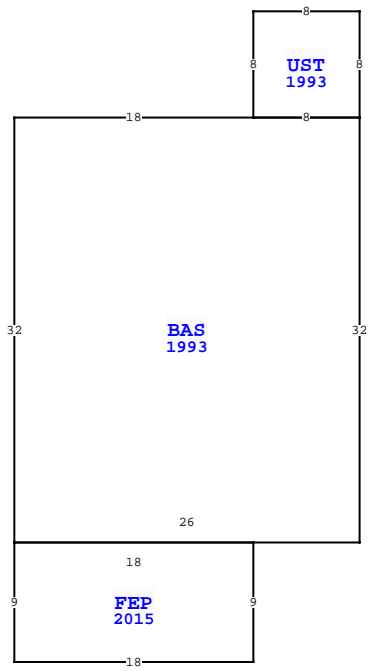


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	15	CONC BLOCK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 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	832	100	1993
FEP	162	80	2015
UST	64	45	1993
TOTALS	1,058		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												1 SINGLE FAM - 0% - 2023	
												Heated Area: 832	HX Base Yr



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			84,856
TOTAL MARKET OB/XF VALUE			1,437
TOTAL LAND VALUE - MARKET			318,750
TOTAL MARKET VALUE			405,043
SOH/AGL Deduction			0
ASSESSED VALUE			405,043
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			405,043
TOTAL JUST VALUE			405,043
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			382,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100024	2 TON H/AC	3,000	01/07/2010
6347	REPAIR/RRF	300	01/30/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2786/1054	5/08/2025	WD Q	Q	I	01	535,000
GRANTOR: WALKER FELICIA & RAMS						
GRANTEE: THE ADRIAN & CARLA						
2592/1982	9/09/2022	WD Q	Q	I	02	359,000
GRANTOR: WHIPPLE TRACY A						
GRANTEE: WALKER FELICIA & RA						

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	0810	CONCRETE A	0	0	50	11	SF	6.50	6.50	100	1981	1981	3	32.5	1,162	
2	0810	CONCRETE A	0	0	22	3	SF	6.50	6.50	100	1993	1993	3	64	275	

TOTAL OB/XF													
403 N 4TH ST, FERNANDINA BEACH													
1,437													

BUILDING NOTES													
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BUILDING DIMENSIONS													
UST=[YR=1993] W8 S8 BAS=[YR=1993] W18 S32 FEP=[YR=2015] S9 E18N9 W18\$ E26 N32 W8\$ E8 N8\$.													

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	0	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	318,750							