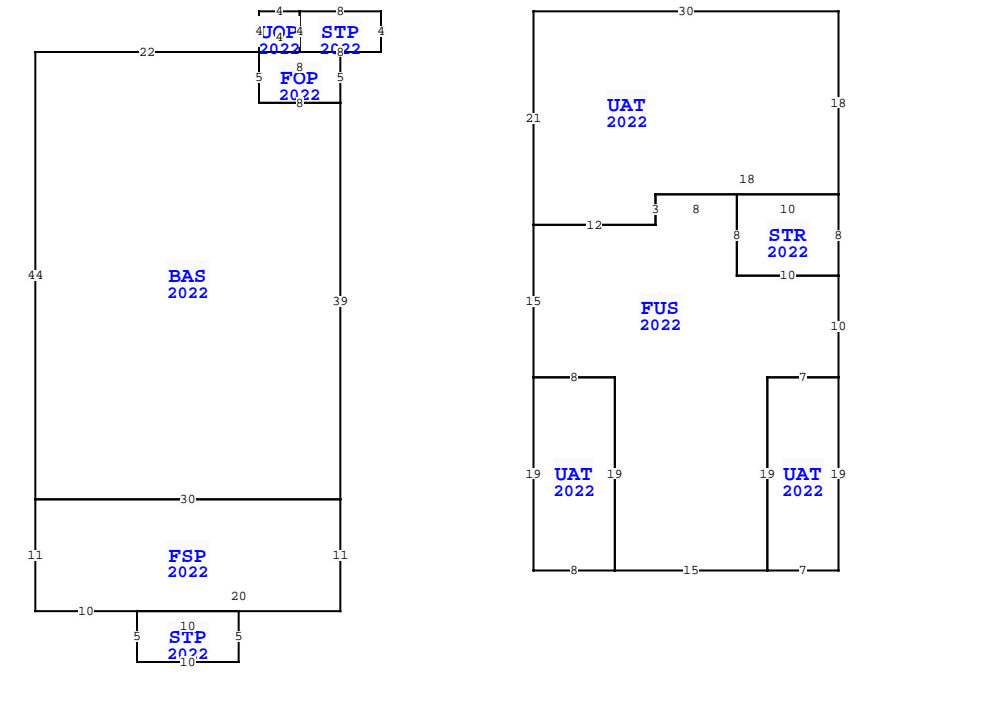


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,238	114.2680	150.83	337,558	2022	2022	0	0	0	0.50	99.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE		335,870
TOTAL MARKET OB/XF VALUE		5,762
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		554,132
SOH/AGL Deduction		40,631
ASSESSED VALUE		513,501
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		462,779
TOTAL JUST VALUE		554,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,496



PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200648	NEW CONSTR	258,464	01/14/2021
7654	DEMOLITION	1,500	04/20/1993
7286	REMODEL	2,000	08/26/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1394	6/26/2024	WD	U	I	11	100

GRANTOR: WRIGHT JULIA A & PHIL  
GRANTEE: WRIGHT FAMILY REVOC  
2101/0821 2/14/2017 WD Q V 02 65,000  
GRANTOR: NEWMAN DALE & DANIEL  
GRANTEE: WRIGHT JULIA ANNE &

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03	0100		1001.00
Quality Level 03		SINGLE FAMILY	
MKT AREA		01	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	2022	1,280	192,097
FOP	40	30	2022	12	1,801
FSP	330	40	2022	132	19,810
FUS	709	100	2022	709	106,403
STP	32	10	2022	3	450
STP	50	10	2022	5	750
STR	80	10	2022	8	1,201
UAT	133	10	2022	13	1,951
UAT	152	10	2022	15	2,251
UAT	576	10	2022	58	8,704
<b>TOTALS</b>	<b>3,398</b>			<b>2,238</b>	<b>335,870</b>

\*\* This building has 11 Sub-Areas

404 N 4TH ST, FERNANDINA BEACH

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

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	0855	CONC PAVER	0	100	0	0		582.00	SF	10.00		3	99	5,762

BUILDING NOTES	
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**BUILDING DIMENSIONS**

STP=[YR=2022] W8 UOP=[YR=2022] W4 S4 BAS=[YR=2022] W22 S44  
 FSP=[YR=2022] S11 E10 STP=[YR=2022] S5 E10 N5 W10\$ E20 N11  
 W30\$ E30 N39 FOP=[YR=2022] N5 W8 S5 E8\$ W8 N5\$ E4 N4\$ S4 E8  
 N4\$ PTR=E15 UAT=[YR=2022] E30 S18 STR=[YR=2022] S8  
 FUS=[YR=2022] S10 UAT=[YR=2022] S19 W7 N19 E7\$ W7 S19 W15  
 UAT=[YR=2022] W8 N19 E8 S19\$ N19 W8 N15 E12 N3 E8 S8 E10\$ W10  
 N8 E10\$ W18 S3 W12 N21\$ W15\$.

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	DPHT 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		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							