BLK 19 N1/2 LOTS 1 & 16
CITY OF FDNA BEACH

MCLEAN JANIS M L/E/
406 NORTH 4TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0019-0011

BUILDING CHARACTERISTICS

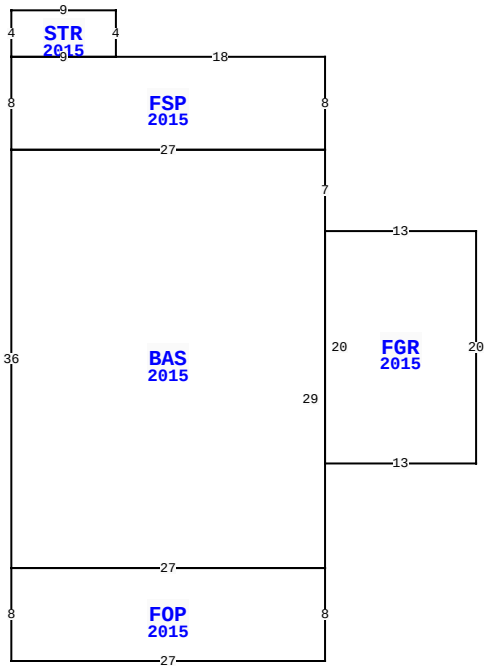
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	2015	972	165,443
FGR	260	55	2015	143	24,340
FOP	216	30	2015	65	11,064
FSP	216	40	2015	86	14,638
STR	36	10	2015	4	681
TOTALS	1,700			1,270	216,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,270	134.3160	177.30	225,171	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2021 Heated Area: 972 HX Base Yr 2021



406 N 4TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		216,164
TOTAL MARKET OB/XF VALUE		7,082
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		435,746
SOH/AGL Deduction		167,966
ASSESSED VALUE		267,780
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		212,058
TOTAL JUST VALUE		435,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151221	CO ISSUED	0	10/19/2015
20151221	NEW CONSTR	130,123	05/29/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0770	4/04/2022	LE	U	I	11	100
GRANTOR: MCLEAN JANIS M						
GRANTEE: CARDUCCI JENNIFER M						
2344/1475	2/26/2020	WD	Q	I	02	375,000
GRANTOR: LELINE LEANNE						
GRANTEE: MCLEAN JANIS M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W13 BAS=[YR=2015] N7 FSP=[YR=2015] N8 W18 STR=[YR=2015] N4 W9 S4 E9$ W9 S8 E27$ W27 S36 FOP=[YR=2015] S8 E27 N8 W27$ E27 N29 $ S20 E13 N20$.

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
1	0811	CONCRETE B	0	100	0	0	733.00	SF	5.20	5.20	100	2015	2015	3	95	3,621	
2	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50	6.50	100	2015	2015	3	95	611	
3	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00	10.00	100	2015	2015	3	95	2,850	

LAND DESCRIPTION

TOTAL OB/XF 7,082

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

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS