

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 60	
Exterior Wall	19	COMMON BRK 40	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 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	
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	936	100	1993
FEP	192	80	1993
TOTALS	1,128		
		1,090	109,948

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1																								
SINGLE FAM - 100% - 0			Heated Area: 936			HX Base Yr 1995																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/22/2025</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/22/2025		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			05/22/2025		MLU																			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		109,948	
TOTAL MARKET OB/XF VALUE		5,164	
TOTAL LAND VALUE - MARKET		1,190,000	
TOTAL MARKET VALUE		1,305,112	
SOH/AGL Deduction		764,527	
ASSESSED VALUE		540,585	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		489,863	
TOTAL JUST VALUE		1,305,112	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,230,448	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040172	250LF WOOD FENCE	3,000	01/29/2004
20020431	VINYL SIDING	3,300	03/12/2002
9505	REPAIR/RRF	3,300	12/05/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1674	8/03/2022	LE U		I	11	100
GRANTOR: VEAL MICHAEL B						
GRANTEE: LANE MELISSA SILVA						
0715/1521	10/11/1994	WD Q		I		40,000
GRANTOR: SMITH MICHAEL E & SAM						
GRANTEE: VEAL MICHAEL B						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1980
2	0810	CONCRETE A	0	100	6	11	66.00	SF	6.50	6.50	100	1980
3	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	1998
4	0810	CONCRETE A	0	100	6	7	42.00	SF	6.50	6.50	100	1998
5	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	100	1997
6	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2004
7	0462	ST/AL FNC	0	100	180	4	720.00	SF	10.00	10.00	100	2004

TOTAL OB/XF												
5,164												
426 N 4TH ST, FERNANDINA BEACH												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W26 S36 E1 FEP=[YR=1993] S8 E24 N8 W24 \$ E25 N36 \$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0006	R-2	200.00	100.00	200.00	FF		1.00
2	000100	C	RES	100	0006	R-2	100.00	100.00	100.00	FF		1.00
3	000100	C	RES	100		R-2	200.00	100.00	200.00	FF		1.00