

BLOCK 20 LOT 2  
PT OR 1294/332  
CITY OF FDNA BEACH

BRAEGER PAUL J & SHERRI L  
P O BOX 16195  
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0020-0020



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	STANDARD										
																	VALUATION BY										
																	Tax Group: 2					Tax Dist:					
																	BUILDING MARKET VALUE										
																	TOTAL MARKET OB/XF VALUE										
																	TOTAL LAND VALUE - MARKET										
																	TOTAL MARKET VALUE										
																	SOH/AGL Deduction										
																	ASSESSED VALUE										
																	TOTAL EXEMPTION VALUE										
																	BASE TAXABLE VALUE										
																	TOTAL JUST VALUE										
																	NCON VALUE										
																	INCOME VALUE										
																	PREVIOUS YEAR MKT VALUE										
																	200,000										
DOR CODE						0000 VACANT																					
MAP NUM						MKT AREA											01										
NEIGHBORHOOD/LOC						1001.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS						310 N 4TH ST, FERNANDINA BEACH											BLD DATE: 05/22/2025 MLU										
EXTRA FEATURES																	LGL DATE: 05/22/2025 MLU										
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	000100	C RES	0	0006	R-2	50.00	100.00	50.00	FF	1.00	1.00	1.00		4,250.00	4,250.00	212,500											
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	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	0	0006	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 05/22/2025 BY MLU Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS																											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041587	DEMOLITION	3,200	09/01/2004
6689	REPAIR/RRF	1,400	08/02/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/0332	2/09/2005	WD Q	Q	V		185,000
GRANTOR: MOCK DOUGLAS ANDY & S						
GRANTEE: BRAEGER PAUL J & SH						
1255/1607	8/30/2004	WD Q	Q	V		125,000
GRANTOR: BENTON TOMMIE L						
GRANTEE: MOCK DOUGLAS A & SH						

BUILDING NOTES									

BUILDING DIMENSIONS									