BLOCK 23 LOT 4
IN OR 1696/588
CITY OF FDNA BEACH

NERI CHRISTOPHER J & SHELLY H
7141 MILTONDALE ROAD
MACCLENNY, FL 32063

2025

00-00-31-1800-0023-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

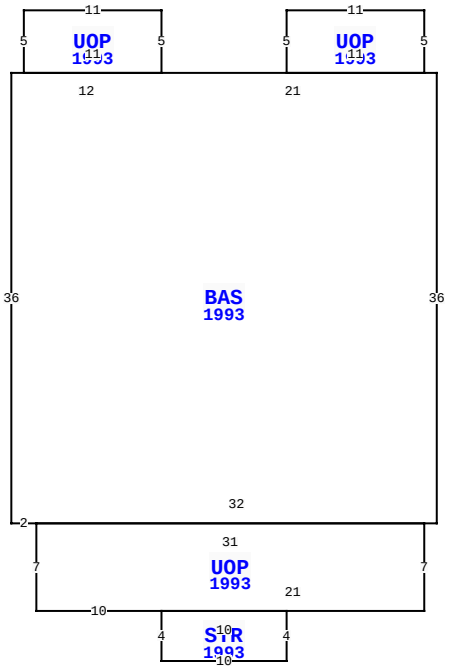
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1993	1,224	216,519
STR	40	10	1993	4	708
UOP	55	20	1993	11	1,946
UOP	55	20	1993	11	1,946
UOP	217	20	1993	43	7,607
TOTALS	1,591			1,293	228,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,293	123.0320	194.39	251,346	1928	2005	0	0	0	9.00	91.00

1 SFR CUST - 0% - 0 Heated Area: 1224 HX Base Yr



18 N 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	228,725
TOTAL MARKET OB/XF VALUE	684
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	529,409
SOH/AGL Deduction	37,920
ASSESSED VALUE	491,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,489
TOTAL JUST VALUE	529,409
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	469,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111033	REMODEL	2,450	06/23/2011
20110836	XFOB	400	05/27/2011
20110031	REMODEL	1,500	01/05/2011
20101956	REMODEL	2,000	11/12/2010
20101833	REMODEL	23,000	10/25/2010
20101705	ELEC OTHER	500	09/30/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1696/0588	8/30/2010	WD	Q	I	02	205,000
GRANTOR: ANDERSON THEODORE S J						
GRANTEE: NERI CHRISTOPHER J						
1671/1438	2/26/2010	WD	U	I	30	100
GRANTOR: ANDERSON THEODORE S J						
GRANTEE: ANDERSON THEODORE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=1993] N5 W11 S5 E11 $ W21
UOP=[YR=1993] N5 W11 S5 E11 $ W12 S36 E2 UOP=[YR=1993] S7 E10
STR=[YR=1993] S4E10N4W10$ E21 N7 W31 $ E32 N36 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1928	1928	3	20	400	
2	0810	CONCRETE A	0	0	3	7	21.00	SF	6.50	6.50	100	1928	1928	3	20	27	
3	0810	CONCRETE A	0	0	11	12	132.00	SF	6.50	6.50	100	1980	1980	3	30	257	

LAND DESCRIPTION

TOTAL OB/XF 684

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	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	60.00	60.00	300,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS