BLOCK 24 LOTS 6 7
DB 212/235 & DB142/241
CITY OF FDNA BEACH

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

00-00-31-1800-0024-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		40 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		19 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

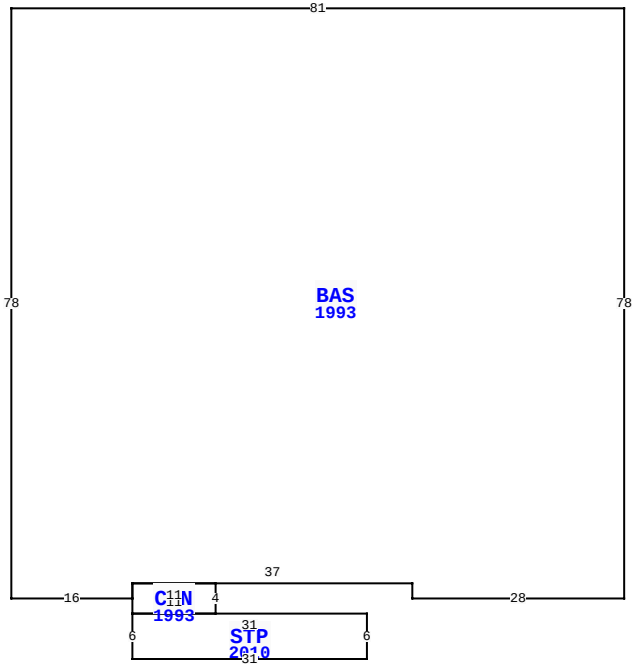
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,244	100	1993	6,244	787,868
CAN	44	30	1993	13	1,640
STP	186	10	2010	19	2,398
TOTALS	6,474			6,276	791,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	6,276	102.1868	175.25	1,099,869	1958	1980	0	0	0	28.00	72.00

1 GOVT BLDG – 0% - 0 Heated Area: 6244 HX Base Yr



30 S 4TH ST, FERNANDINA BEACH

BLD DATE	07/10/2025	KW	LGL DATE	
XF DATE	07/10/2025	KW	LAND DATE	03/27/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		791,906
TOTAL MARKET OB/XF VALUE		1,146
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,393,052
SOH/AGL Deduction		248,879
ASSESSED VALUE		1,144,173
TOTAL EXEMPTION VALUE	03	1,144,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,393,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,362,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0013	REMOVAL OF DROP C		03/17/2025
20111463	ELEC OTHER	85	08/25/2011
20071865	REPAIR/RRF	68,300	10/04/2007
20070396	OTHER	2,350	03/06/2007
20062813	H/AC	28,324	12/27/2006
20062658	FOUNDATION	0	12/04/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W81 S78 E16 CAN=[YR=1993] S2 STP=[YR=2010] S6 E31 N6 W31$ E11 N4 W11 S2$ N2 E37 S2 E28 N78$.

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	0810	CONCRETE A	0	0	7	7	49.00	SF	6.50	6.50	100	1980	1980	3	30	96	
2	0810	CONCRETE A	0	0	17	4	68.00	SF	6.50	6.50	100	1980	1980	3	30	133	
3	0810	CONCRETE A	0	0	11	4	44.00	SF	6.50	6.50	100	1980	1980	3	30	86	
4	0810	CONCRETE A	0	0	84	4	336.00	SF	6.50	6.50	100	1980	1980	3	30	655	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1980	1980	3	20	90	
6	0810	CONCRETE A	0	0	11	4	44.00	SF	6.50	6.50	100	1980	1980	3	30	86	

LAND DESCRIPTION

TOTAL OB/XF 1,146

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	008600	C	COUNTY	0	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	60.00	60.00	600,000							

REVIEW DATE 07/10/2025 BY KW Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/30/2025 BY SYS