



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	1,580	100	1993	1,580	192,602
BAS	153	100	1994	153	18,650
BAS	88	100	2009	88	10,727
FGR	600	55	1993	330	40,227
FOP	528	30	2009	158	19,260
SFB	600	80	1994	480	58,512
STR	8	10	2009	1	122

TOTALS	3,557			2,790	340,101
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	100	4	5	20.00	SF	10.00
3	0810	CONCRETE A	0	100	0	0	1,060.00	SF	6.50
4	0861	POOL GUNIT	0	100	29	12	348.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	400.00	SF	7.25
6	0855	CONC PAVER	0	100	0	0	152.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	75.00	100.00	75.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,790	104.3520	137.74	384,295	1900	2000	0	0	0	11.50	88.50
1 SNGL FAM - 100% - 0 Heated Area: 2301 HX Base Yr												
116 S 4TH ST, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/22/2025 MLU												

TOTAL OB/XF												
16,281												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		340,101	
TOTAL MARKET OB/XF VALUE		16,281	
TOTAL LAND VALUE - MARKET		356,250	
TOTAL MARKET VALUE		712,632	
SOH/AGL Deduction		546,719	
ASSESSED VALUE		165,913	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		115,191	
TOTAL JUST VALUE		712,632	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		640,998	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090188	METAL ROOF	2,200	02/11/2009
20090190	ELEC FOR REMODEL	1,100	02/11/2009
20090148	MOVE DUCTWORK	10,000	02/03/2009
Q0081762	200 AMP SERVICE	1,200	12/03/2008
20081638	H/AC	4,500	10/29/2008
20081349	ENCLOSE & ADD POR	20,000	09/03/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0608/0603	9/25/1990	WD	Q	I	
GRANTOR: GASS SUNHEE P					SALE PRICE
GRANTEE: CASCONE JOHN & J K					
0602/1280	7/25/1990	QC	U	I	07
GRANTOR: GASS CHARLES & S P					100
GRANTEE: GASS SUNHEE P					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 BAS=[YR=1994] N9 W9 FGR=[YR=1993] N20 W30 S20 E30 \$ W8 S9 E17 \$ W21 S53 FOP=[YR=2009] S8E36 N27 STR=[YR=2009] E2N4W2S4\$ N11W8S30 W28\$E20 BAS=[YR=2009] E8 N11 W8 S11 \$ N11 E8 N19 E8 N23 \$ PTR= N10 SFB=[YR=1994] E30 N20W30 S20 \$ S10\$.									