

BLOCK 26 LOTS S 1/2 OF 3
ALL OF 4
CITY OF FDNA BEACH

CICCARONE TRUST/CICCARONE ANDREW TRUSTEE
225 S 4TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0026-0040



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	PAGE 1 of 1 2																										
Exterior Wall	17	CB STUCCO 70	0100	01	1,002	125.0640	125.06	125,310	1963	1990	0	0	0	17.00	83.00	VALUATION SUMMARY																									
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 0% - 2025													Heated Area: 925													HX Base Yr												
Roof Structure	03	GABLE/HIP 100														VALUATION BY													STANDARD												
Roof Cover	03	COMP SHNGL 100														Tax Group: 2													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													104,007												
Interior Floor	11	CLAY TILE 50														TOTAL MARKET OB/XF VALUE													5,627												
Interior Floor	14	CARPET 50														TOTAL LAND VALUE - MARKET													318,750												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													428,384												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													0												
Bedrooms	3	100														ASSESSED VALUE													428,384												
Bathrooms	1	100														TOTAL EXEMPTION VALUE													0												
Frame	03	MASONRY 100														BASE TAXABLE VALUE													428,384												
Stories	1.	1. 100	TOTAL JUST VALUE													428,384																									
Units	0	100	NCON VALUE													0																									
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													405,316																									
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	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	925	100	1993	925	96,015																																				
FOP	32	30	1993	10	1,038																																				
FSP	168	40	2013	67	6,955																																				
TOTALS			1,125		1,002	104,007																																			
EXTRA FEATURES						218 S 4TH ST, FERNANDINA BEACH																																			
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	0810	CONCRETE A	0	0	50	3	150.00	SF	6.50	6.50	100	1990	1990	3	57	556																									
2	0810	CONCRETE A	0	0	42	11	462.00	SF	6.50	6.50	100	2012	2012	3	92	2,763																									
3	0940	SHEDS/PORT	0	0	15	10	150.00	SF	30.00	30.00	100	2012	2012	3	50	2,250																									
4	1243	WD DECK F	0	0	6	6	36.00	SF	3.20	3.20	100	2012	2012	3	50	58																									
TOTAL OB/XF																		5,627																							
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	% 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	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	318,750																								
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 07/30/2025 BY SYS																																									