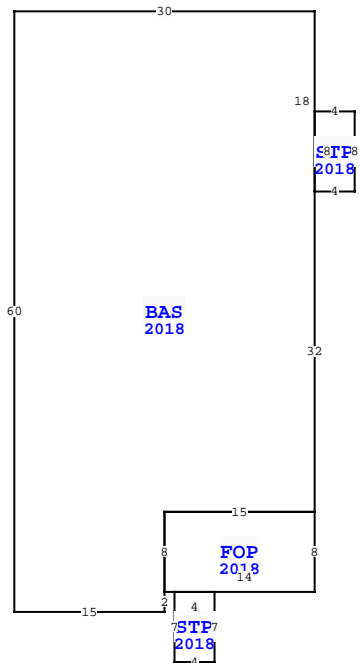


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	2	100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	0	100			
Quality	05	Quality Level 05			
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	1,650	100	2018	1,650	320,576
FOP	120	30	2018	36	6,995
STP	28	10	2018	3	583
STP	32	10	2018	3	583
TOTALS	1,830			1,692	328,736

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	11	1,692	150.9600	199.27	337,165	2018	2018	0	0	2.50	97.50	
2 SNGL FAM - 0% - 0			Heated Area: 1650			HX Base Yr						



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		328,736
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		541,236
SOH/AGL Deduction		0
ASSESSED VALUE		541,236
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		541,236
TOTAL JUST VALUE		541,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180580	CO ISSUED	0	08/08/2018
20180580	MODULAR	183,000	02/19/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2503/1149	9/20/2021	WD Q	Q	I	01	474,500

GRANTOR: SPENCER FAMILY TRUST
GRANTEE: KING TAMMY & JEFFREY
2276/1348 5/15/2019 WD Q I 01 360,000
GRANTOR: WAIKART MARY ANNE & G
GRANTEE: SPENCER FAMILY TRUS

EXTRA FEATURES																
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
424 S 4TH ST, FERNANDINA BEACH																
TOTALS 0																

BUILDING NOTES												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE 05/22/2025 MLU												
AG DATE												

BUILDING DIMENSIONS												
BAS=[YR=2018] W30 S60 E15 N2 FOP=[YR=2018] E1 STP=[YR=2018] S7 E4 N7 W4 \$ E14 N8 W15 S8\$ N8 E15 N32 STP=[YR=2018] E4 N8 W4 S8\$ N18\$.												

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	DPHT 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							