BLK 190 LOT 5
IN OR 2150/934
UTILITY ESMT IN OR 808/867

PEEPLES JAMES A II
1321 S 4TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0190-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

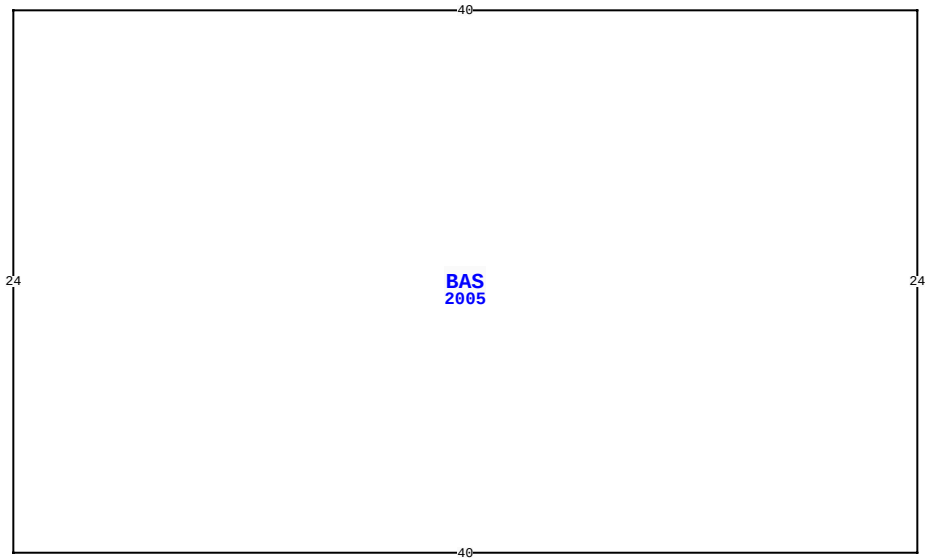
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2005	960	87,921
TOTALS	960			960	87,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	960	114.4800	114.48	109,901	1973	1973	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2019 Heated Area: 960 HX Base Yr 2019



1321 S 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	05/06/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		87,921
TOTAL MARKET OB/XF VALUE		2,208
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		220,129
SOH/AGL Deduction		108,824
ASSESSED VALUE		111,305
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,583
TOTAL JUST VALUE		220,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2150/0934	9/20/2017	QC	U	I	11	100

GRANTOR: PEEPLES KIRBY T JR &
GRANTEE: PEEPLES JAMES A II

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] N24 W40 S24 E40$.

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	1242	WD DECK A	0	100	6	10	60.00	SF	10.00	10.00	100	1985	1985	3	20	120	
2	0810	CONCRETE A	0	100	0	0	440.00	SF	6.50	6.50	100	1998	1998	3	73	2,088	

LAND DESCRIPTION

TOTAL OB/XF 2,208

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	100	0007	RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS