BLOCK 191 LOT 2
CITY OF FDNA BEACH

KNOTT AUSTIN TUCKER/WEAVER KATHRYN
1312 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0191-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

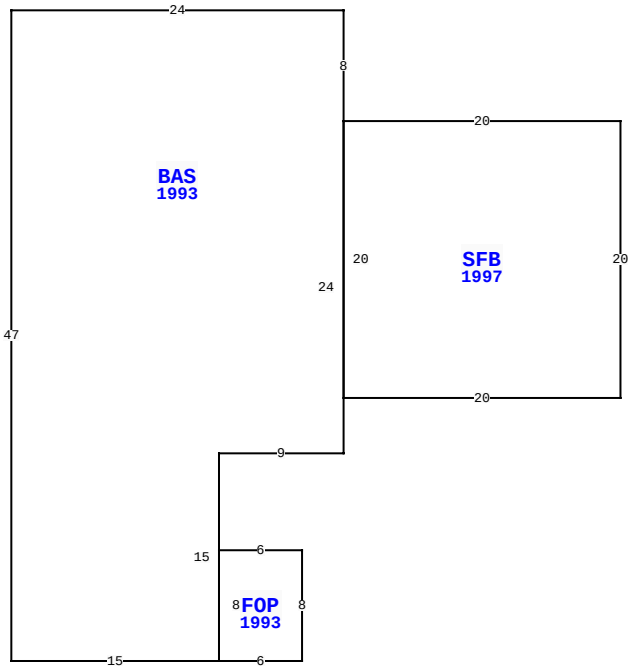
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 993 | 100 | 1993 | 993 | 156,835 |
| FOP | 48 | 30 | 1993 | 14 | 2,211 |
| SFB | 400 | 80 | 1997 | 320 | 50,540 |
| TOTALS | 1,441 | | | 1,327 | 209,587 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,327 | 127.9720 | 168.92 | 224,157 | 1950 | 2010 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SNGL FAM – 0% - 0 Heated Area: 1313 HX Base Yr




1312 S 4TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/26/2015 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 209,587 |
| TOTAL MARKET OB/XF VALUE | 2,355 |
| TOTAL LAND VALUE - MARKET | 130,000 |
| TOTAL MARKET VALUE | 341,942 |
| SOH/AGL Deduction | 115,958 |
| ASSESSED VALUE | 225,984 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 225,984 |
| TOTAL JUST VALUE | 341,942 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 206,582 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22004565 | REMODEL | 70,000 | 03/24/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2770/628 | 2/26/2025 | WD | Q | I | 01 | 466,000 |
| GRANTOR: SAVOLDI MARIA JO | | | | | | |
| GRANTEE: KNOTT AUSTIN TUCKER | | | | | | |
| 2509/1876 | 11/01/2021 | WD | Q | I | 01 | 175,000 |
| GRANTOR: INCOAST GROUP LLC | | | | | | |
| GRANTEE: SAVOLDI MARIA JO & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

SFB=[YR=1997] W20 BAS=[YR=1993] N8 W24 S47 E15 FOP=[YR=1993] E6 N8 W6 S8 $ N15 E9 N24 $ S20 E20 N20 $ .

## 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 | 0510 | GARAGE WD- | 0 | 0 | 12 | 20 | 240.00 | SF | 35.00 | 35.00 | 100 | 1996 | 1996 | 3 | 23 | 1,932 | |
| 2 | 0350 | CARPORT WD | 0 | 0 | 3 | 16 | 48.00 | SF | 9.36 | 9.36 | 100 | 1996 | 1996 | 3 | 20 | 90 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 7 | 8 | 56.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 75 | 273 | |
| 4 | 1242 | WD DECK A | 0 | 0 | 5 | 6 | 30.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 60 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,355

| 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 | 0 | 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 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS