BLOCK 279 LOTS 25 26
CITY OF FDNA BEACH

PEACOCK DEBORAH KAY
411 S 4TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0279-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

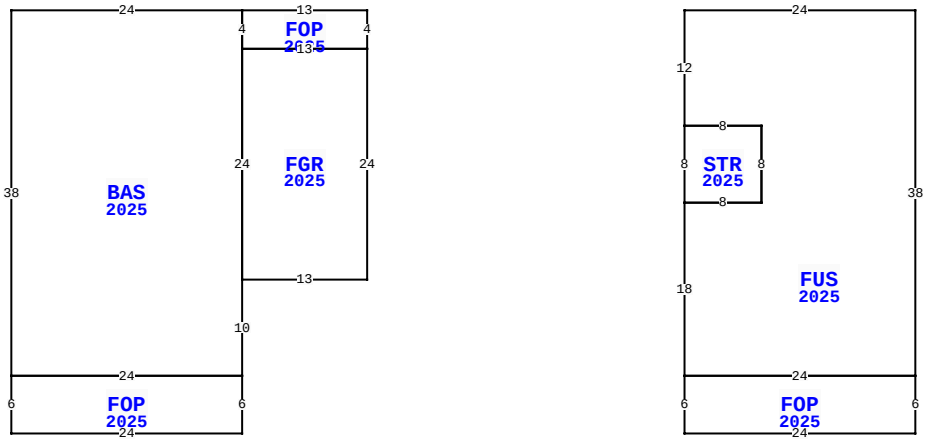
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	04	Quality Level 04
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	912	100	2025	912	207,653
FGR	312	55	2025	172	39,163
FOP	52	30	2025	16	3,643
FOP	144	30	2025	43	9,791
FOP	144	30	2025	43	9,791
FUS	848	100	2025	848	193,081
STR	64	10	2025	6	1,366
TOTALS	2,476			2,040	464,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,040	144.1070	227.69	464,488	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 1760 HX Base Yr 2025



411 S 4TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		464,488
TOTAL MARKET OB/XF VALUE		5,525
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		682,513
SOH/AGL Deduction		0
ASSESSED VALUE		682,513
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		631,791
TOTAL JUST VALUE		682,513
NCON VALUE		470,013
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0725	1824 COND.	458,000	02/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/269	8/29/2023	WD	U	V	11	100
GRANTOR: PEACOCK CLADDIE W TRU						
GRANTEE: PEACOCK DEBORAH KAY						
0889/1594	7/02/1999	QC	Q	V	01	100
GRANTOR: PEACOCK RONALD L						
GRANTEE: PEACOCK CLADDIE W T						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	850.00	SF	6.50	6.50	100	2025	2024		100	5,525	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] S38 E24 N10 N24 N4 W24 $
FGR=[YR=2025;ORIG=54,14] E13 S24 W13 N24 $
FOP=[YR=2025;ORIG=54,10] E13 S4 W13 N4 $
FOP=[YR=2025;ORIG=30,48] E24 S6 W24 N6 $
FUS=[YR=2025;ORIG=100,10] S12 E8 S8 W8 S18 E24 N38 W24 $
STR=[YR=2025;ORIG=100,22] E8 S8 W8 N8 $
FOP=[YR=2025;ORIG=100,48] E24 S6 W24 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,525

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 12/13/2024 BY HS Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS