



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	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		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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
APT	960	100	1993	960	117,346
APT	1,040	100	1993	1,040	127,125
FOP	49	30	1993	15	1,834
PTO	264	5	1993	13	1,589
TOTALS	2,313			2,028	247,894

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1242	WD DECK A	0	0	11	26			286.00	SF	15.00	2003	2003	3	20	858
2	1241	WD DECK G	0	0	15	4			60.00	UT	11.50	2003	2003	3	30	207
3	0810	CONCRETE A	0	100	8	4			32.00	SF	6.50	2003	2003	3	82	171
4	0810	CONCRETE A	0	0	3	6			18.00	SF	6.50	2003	2003	3	82	96

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000800	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	2,028	110.7400	146.18	296,453	1984	1990		0	0	0	16.38	83.62
1 DUPLEX - 0% - 2022													
Heated Area: 2000													
HX Base Yr 2022													
514 S 4TH ST ABC, FERNANDINA BEACH													

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

TOTAL OB/XF													
1,332													

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		463,662	
TOTAL MARKET OB/XF VALUE		1,332	
TOTAL LAND VALUE - MARKET		297,500	
TOTAL MARKET VALUE		762,494	
SOH/AGL Deduction		109,219	
ASSESSED VALUE		653,275	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		602,553	
TOTAL JUST VALUE		762,494	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		723,332	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200789	GARAGE	0	11/20/2020
5049	GARAGE	31,304	10/13/1988
4840	NEW CONSTR	5,500	05/16/1988
4394	NEW CONSTR	24,000	07/15/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2124/1860	6/02/2017	WD	U	I	11	100	
GRANTOR: LAKE OSBORNE LLC							
GRANTEE: MASSEY JOSEPH & KAT							
2014/1926	11/18/2015	TD	Q	I	01	366,600	
GRANTOR: RYAN ALFRED C REVOCAB							
GRANTEE: LAKE OSBORNE LLC							

BUILDING NOTES		

BUILDING DIMENSIONS		
APT=[YR=1993] W24 S40 PTO=[YR=1993] S11 E24 N11 W24 \$ E24 N40 \$ PTR= E15 APT=[YR=1993] E26 S21 FOP=[YR=1993] E7 S7 W7 N7 \$ S19 W26 N40 \$ W15 \$.		

MASSEY JOSEPH & KATHLEEN S
514 S 4TH STREET UNIT C
FERNANDINA BEACH, FL 32034

00-00-31-1800-0280-0020

[illegible]

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[illegible]