BLOCK 280 LOT 8
CITY OF FDNA BEACH

BOHEN TAMMY LIVING TRUST/BOHEN TAMMY TRUSTEE
409 FIR ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0280-0080

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	01	Quality Level 01

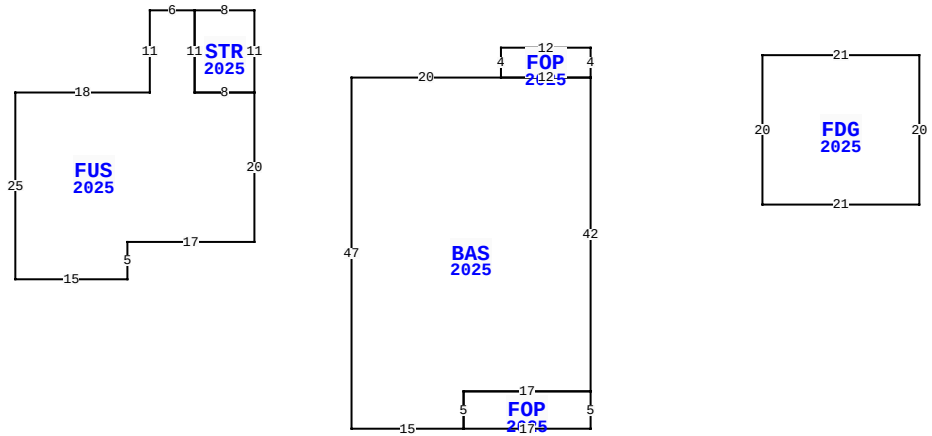
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,419	100	2025	1,419	358,368
FDG	420	60	2025	252	63,643
FOP	48	30	2025	14	3,536
FOP	85	30	2025	26	6,566
FUS	781	100	2025	781	197,242
STR	88	10	2025	9	2,273
TOTALS	2,841			2,501	631,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,501	159.8400	252.55	631,628	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2200 HX Base Yr



409 FIR ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	631,628
TOTAL MARKET OB/XF VALUE	15,450
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	859,578
SOH/AGL Deduction	0
ASSESSED VALUE	859,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	859,578
TOTAL JUST VALUE	859,578
NCON VALUE	526,128
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230181	SFR HTD-2131		07/21/2023
20210046	DEMOLITION	0	02/15/2021
20182867	REMODEL	25,000	08/20/2018
20042330	RE-ROOF	2,000	12/13/2004
1836	GARAGE	3,240	12/02/1983
2303	REPAIRS	16,000	12/02/1983

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/1839	6/20/2025	WD	Q	I	01	850,000
GRANTOR: BRIDGEMARK LAND COMPA						
GRANTEE: BOHEN TAMMY LIVING						
2616/1670	1/27/2023	SW	Q	V	01	281,200
GRANTOR: BLALACK SAMUEL JOHN &						
GRANTEE: BRIDGEMARK LAND COM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,50] W15 N47 E20 E12 S42 W17 S5 $
FOP=[YR=2025;ORIG=60,45] E17 S5 W17 N5 $
FOP=[YR=2025;ORIG=77,-1] W12 S4 E12 N4 $
FUS=[YR=2025;ORIG=0,30] E15 N5 E17 N20 W8 N11 W6 S11 W18 S25 $
STR=[YR=2025;ORIG=24,-6] E8 S11 W8 N11 $
FDG=[YR=2025;ORIG=100,0] E21 S20 W21 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	0855	CONC PAVER	0	0	0	0	1,545.00	SF	10.00	10.00	100	2025	2024		100	15,450	

LAND DESCRIPTION

TOTAL OB/XF 15,450

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	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