

PT OF LOT 34 (S-1)
IN OR 2609/911
FLOOD ACRES UNIT 1 PB 4/20

P THIRTY-SEVEN FOUR LLC
1840 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

04-2N-27-4290-0034-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	11	SLATE 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

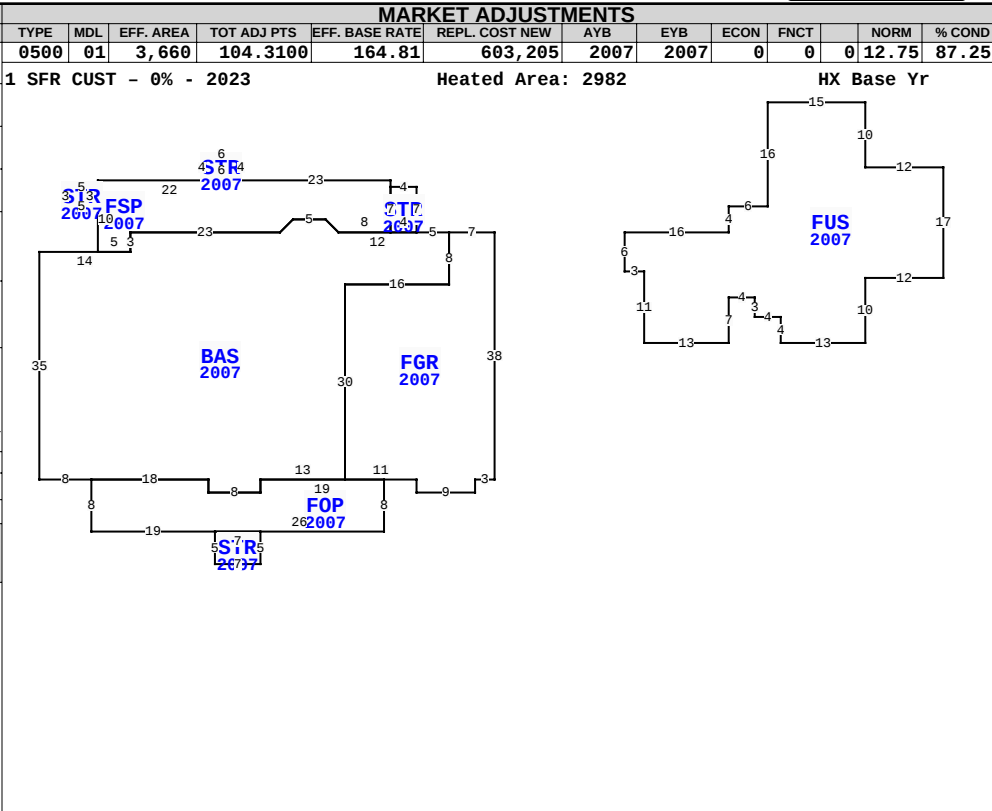
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	2007	1,902	273,502
FGR	764	55	2007	420	60,394
FOP	344	30	2007	103	14,811
FSP	361	40	2007	144	20,707
FUS	1,080	100	2007	1,080	155,301
STR	15	10	2007	2	288
STR	24	10	2007	2	288
STR	28	10	2007	3	431
STR	35	10	2007	4	575

TOTALS	4,553			3,660	526,296
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	7,371.00	SF	4.00
3	0825	BRICK	0	0	0	0	86.00	SF	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



BLD DATE	11/20/2007	JM	LGL DATE	
XF DATE			LAND DATE	05/08/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF									
29,833									

TOTAL OB/XF									
29,833									

Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		526,296	
TOTAL MARKET OB/XF VALUE		29,833	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		641,129	
SOH/AGL Deduction		0	
ASSESSED VALUE		641,129	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		641,129	
TOTAL JUST VALUE		641,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		614,101	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12079	MECH OTHER	0	09/01/2006
P11343	OTHER	0	07/01/2006
C0617965	CO ISSUED	0	06/01/2006
B0617965	NEW CONSTR	219,628	06/01/2006
E0617498	ELEC OTHER	3,500	06/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2609/0911	12/20/2022	SW	U	I	11
GRANTOR: MINOR VALERIE J & WIL					
GRANTEE: P THIRTY-SEVEN FOUR					
1389/1793	2/17/2006	DG	U	V	07
GRANTOR: VONNOH JOHN & LAURA L					
GRANTEE: MINOR VALERIE J V &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=2007] W7 BAS=[YR=2007] W5 STR=[YR=2007] N7 W4					
FSP=[YR=2007] N1 W23 STR=[YR=2007] N4 W6 S4 E6\$ W22 S1					
STR=[YR=2007] W5 S3 E5 N3\$ S10 E5 N3 E23 U2 R2 E5 R2 D2					
E8 N7\$ S7 E4\$ W12 U2 L2 W5 L2 D2 W23 S3 W14 S35 E8					
FOP=[YR=2007] S8 E19 STR=[YR=2007] S5 E7 N5 W7\$ E26 N8 W19					
S2 W8 N2 W18\$ E18 S2 E8 N2 E13 N30 E16 N8\$ S8 W16 S30 E11 S2					
E9 N2 E3 N38\$ PTR=E20 FUS=[YR=2007] E16 N4 E6 N16 E15 S10					
E12 S17 W12 S10 W13 N4 W4 N3 W4 S7 W13 N11 W3 N6\$ W20\$.					

TOTAL OB/XF									
29,833									

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