PT OF LOT 194 (S-1)
IN OR 1482/1393
GA FDNA BEACH #2 UNR

HERLIHY JOHN R
23611 LIGHT HORSE CT
MIDDLEBURG, VA 20117

2026

00-00-31-134B-0194-0010

BUILDING CHARACTERISTICS

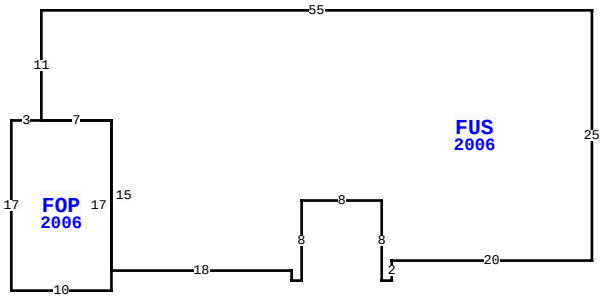
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

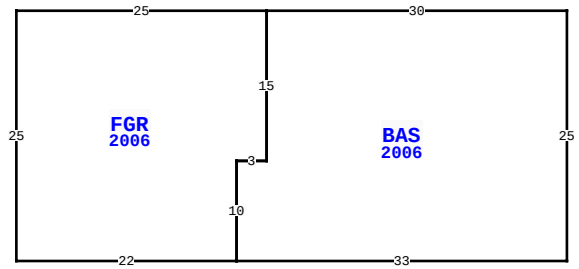
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	2006	780	89,770
FGR	595	55	2006	327	37,634
FOP	170	30	2006	51	5,870
FUS	1,251	100	2006	1,251	143,976
TOTALS	2,796			2,409	277,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,409	121.1133	127.17	306,353	2006	2006	0	0	0	9.50	90.50

1 TOWNHOUSE 0% - 0 Heated Area: 2031 HX Base Yr





2816 W 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 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	277,249
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	266,500
TOTAL MARKET VALUE	546,829
SOH/AGL Deduction	0
ASSESSED VALUE	546,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	546,829
TOTAL JUST VALUE	546,829
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	542,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1482/1393	3/05/2007	WD	Q	I		535,000

GRANTOR: ROYLE LLC

GRANTEE: HERLIHY JOHN R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 FGR=[YR=2006] W25 S25 E22 N10 E3 N15 $ S15 W3 S10 E33 N25 $ PTR= N15 FUS=[YR=2006] N25 W55 S11 FOP=[YR=2006] W3 S17 E10 N17 W7 $ E7 S15 E18 S1 E1 N8 E8 S8 E1 N2 E20 $ S15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	41.00	100.00	41.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	266,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 266,500 Market: 0 Agricultural: 0 Common: 266,500 PRINTED 07/09/2026 BY SYS