BLOCK 11 LOTS E25 FT OF 7 & 8
LOTS 21 THRU 23 &
E 12 FT OF 5 & 6

CICCARONE TRUST/CICCARONE ANDREW TRUSTEE
225 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0011-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

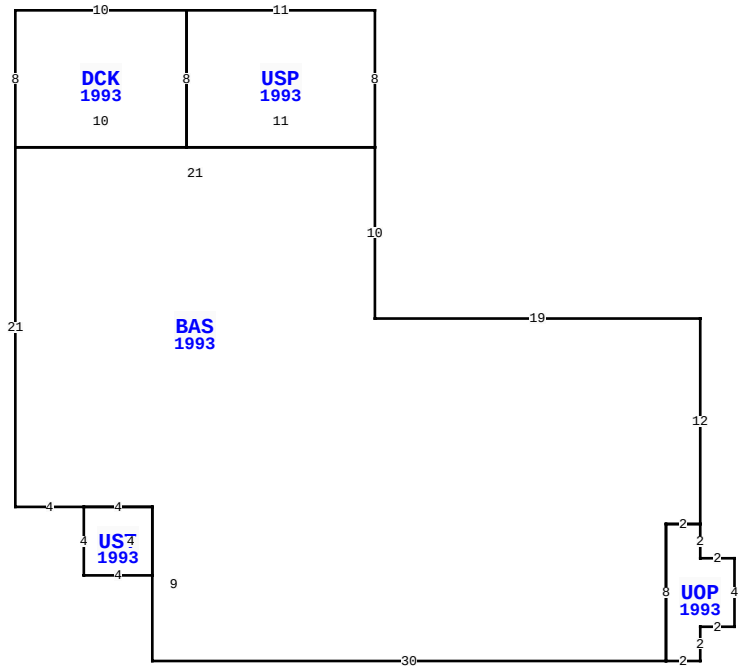
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	922	100	1993	922	84,226
DCK	80	10	1993	8	731
UOP	24	20	1993	5	457
USP	88	30	1993	26	2,375
UST	16	45	1993	7	639
TOTALS	1,130			968	88,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	968	108.7560	114.19	110,536	1939	1985	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2016 Heated Area: 922 HX Base Yr 2016



225 S 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		88,429
TOTAL MARKET OB/XF VALUE		510
TOTAL LAND VALUE - MARKET		446,875
TOTAL MARKET VALUE		535,814
SOH/AGL Deduction		374,879
ASSESSED VALUE		160,935
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,524
TOTAL JUST VALUE		535,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053031	REROOF W/30YR SHN	3,000	11/16/2005
20051194	PANEL & METER CAN	3,000	02/07/2005
20051140	DEMOLISH CARPORT	1,000	01/27/2005
20041307	REPLUMB HOUSE TO	2,000	07/19/2004
984698	REROOF	1,500	12/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2743/807	10/15/2024	WD	U	I	11	100
GRANTOR: CICCARONE ANDREW						
GRANTEE: CICCARONE TRUST						
1994/1353	7/31/2015	WD	U	I	37	121,300
GRANTOR: ENGLE MARTHA S						
GRANTEE: CICCARONE ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N10 USP=[YR=1993] N8W11 DCK=[YR=1993] W10 S8E10N8$S8E11$W21 S21E4 UST=[YR=1993] S4E4N4W4$E4S9E30 UOP=[YR=1993] E2N2E2N4W2N2W2S8$ N8E2 N12$.

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	1076	TRELLIS A	0	100	8	10	80.00	SF	7.50	7.50	100	2008	2008	3	85	510	

LAND DESCRIPTION

TOTAL OB/XF 510

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	112.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000							
2	000100	C	RES	100	0006	R-2	25.00	125.00	25.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	137,500							
3	000100	C	RES	100		R-2	25.00	25.00	25.00	FF		1.00	1.00	0.25	5,500.00	1,375.00	34,375							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 446,875 Market: 0 Agricultural: 0 Common: 446,875 PRINTED 07/09/2026 BY SYS