BLOCK 11 LOTS 19 & 20
IN OR 1911/304
CITY OF FDNA BEACH

ANDERSON HEIDI LEIGH
PO BOX 767
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0011-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

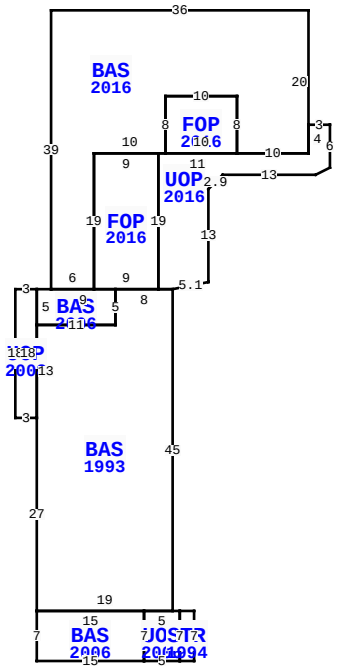
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 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	800	100	1993	800	89,645
BAS	55	100	2006	55	6,163
BAS	105	100	2006	105	11,766
BAS	754	100	2016	754	84,491
FOP	80	30	2016	24	2,690
FOP	171	30	2016	51	5,714
STR	14	10	1994	1	112
UOP	35	20	2006	7	784
UOP	54	20	2008	11	1,232
UOP	195	20	2016	39	4,370
TOTALS	2,263			1,847	206,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,847	96.0300	133.48	246,538	1948	2000	0	0	0	16.05	83.95

1 SNGL FAM 100% - 2015 Heated Area: 1714 HX Base Yr 2015



227 S 4TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		206,969
TOTAL MARKET OB/XF VALUE		578
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		482,547
SOH/AGL Deduction		296,628
ASSESSED VALUE		185,919
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,508
TOTAL JUST VALUE		482,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150526	CO ISSUED	0	08/11/2016
20150526	ADDITION	109,000	03/11/2015
20111479	XFOB	1,000	08/29/2011
20062812	H/AC	3,300	12/27/2006
20062711	ELEC OTHER	1,500	12/08/2006
20062557	REPAIR/RRF	2,300	11/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1911/0304	3/26/2014	WD	Q	I	02	155,000
GRANTOR: ABERCROMBIE HENRY S &						
GRANTEE: ANDERSON HEIDI LEIG						
1551/0692	2/15/2008	WD	Q	I		175,000
GRANTOR: FRITTS-REILLY SARAH A						
GRANTEE: ABERCROMBIE HENRY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W36 S39 BAS=[YR=2006] W2 UOP=[YR=2008] W3 S18 E3 BAS=[YR=1993] S27 BAS=[YR=2006] S7 E15 UOP=[YR=2006] E5 STR=[YR=1994] E2 N7 W2 S7$ N7 W5 S7$ N7 W15$ E19 N45 UOP=[YR=2016] U1 R5 N13 U2 R2 E13 U1 R2 N6 W3 S4 W10 FOP=[YR=2016] W10 N8 E10 S8$ W11 FOP=[YR=2016] W9 S19 E9 N19$ S19 E2$ W8 S5 W11S13$ N18$ S5 E11 N5 W9$ E6 N19 E10 N8 E10 S8 E10 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	0820	WOOD WALK	0	100	0	0	123.00	SF	11.75	11.75	100	2011	2011	3	40	578	

LAND DESCRIPTION

TOTAL OB/XF 578

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	100.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS