

SUTTON TERESA
111 S 4TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0012-0250

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		05	AVERAGE 100		0500	12	1,098	208.3112	345.80	379,688	1946	2005		0	0	9.75	90.25	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SFR CUST 100% - 2026													Heated Area: 1040		HX Base Yr 2026									
Roof Cover		03	COMP SHNGL 100		4 22 4 20 52 52 20 7 5 13 5 3 5 3 15 93													BUILDING MARKET VALUE		342,668									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		0									
Interior Floo		12	HARDWOOD 80															TOTAL LAND VALUE - MARKET		165,000									
Interior Floo		11	CLAY TILE 20															TOTAL MARKET VALUE		507,668									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		0									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		507,668									
Bedrooms			2 100															TOTAL EXEMPTION VALUE		HX HB		51,411							
Bathrooms			2 100															BASE TAXABLE VALUE		456,257									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		507,668									
Stories		1.	1. 100															NCON VALUE		0									
Units			0 100		INCOME VALUE																								
BUD8 Adjustme		02	DIST FB 100		PREVIOUS YEAR MKT VALUE		251,186																						
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
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	1,040	100	1993	1,040	324,568																								
FOP	100	30	1993	30	9,363																								
FOP	88	30	1995	26	8,114																								
STR	15	10	1993	2	625																								
TOTALS		1,243		1,098	342,668	111 S 4TH ST, FERNANDINA BEACH																							
EXTRA FEATURES						BLD DATE		10/03/2014		KK		LGL DATE		05/05/2026		MLU													
						XF DATE						LAND DATE																	
						INC DATE						AG DATE																	
L N	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												
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