BLOCK 16 LOTS 19 &
S1/4 OF LOTS 15 16 17 18
CITY OF FDNA BEACH

GRIFFITH SETH HERBERT & JENNA MICHELLE
223 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0016-0152

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

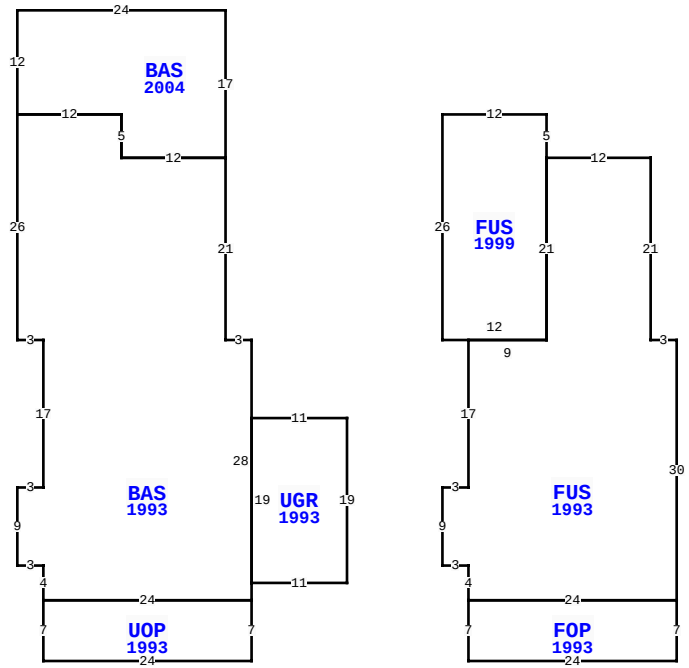
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100	1993	1,311	180,346
BAS	348	100	2004	348	47,872
FOP	168	30	1993	50	6,878
FUS	999	100	1993	999	137,426
FUS	312	100	1999	312	42,919
UGR	209	45	1993	94	12,931
UOP	168	20	1993	34	4,678
TOTALS	3,515			3,148	433,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,148	117.4656	163.28	514,005	1900	1990	0	0	0	15.75	84.25

1 SNGL FAM 100% - 2026 Heated Area: 2970 HX Base Yr



223 N 4TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		433,049
TOTAL MARKET OB/XF VALUE		679
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		708,728
SOH/AGL Deduction		0
ASSESSED VALUE		708,728
TOTAL EXEMPTION VALUE	13	708,728
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		708,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		655,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120218	H/AC	4,600	02/09/2012
20101631	H/AC	4,000	09/20/2010
20081028	ONE WINDOW	200	06/18/2008
20081024	PLUMB.FOR KIT REM	1,500	06/16/2008
20080920	ELEC. FOR KIT.REM	1,500	05/29/2008
20080868	KITCHEN REMODEL	8,000	05/22/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2777/1495	3/27/2025	WD	Q	I	01	799,000
GRANTOR: WAAS LISA B & JOSEPH						
GRANTEE: GRIFFITH SETH HERBE						
1695/0440	8/04/2010	QC	U	I	11	100
GRANTOR: WAAS LISA A BRADDOCK						
GRANTEE: WAAS LISA B & JOSEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W24 S12 BAS=[YR=1993] S26 E3 S17 W3 S9 E3 S4
UOP=[YR=1993] S7 E24 N7 W24 $ E24 N2 UGR=[YR=1993] E11 N19
W11 S19 $ N28 W3 N21 W12 N5 W12 $ E12 S5 E12 N17$ PTR= E25S12
FUS=[YR=1999] E12 S5 FUS=[YR=1993] E12 S21 E3 S30
FOP=[YR=1993] S7 W24 N7 E24 $ W24 N4 W3 N9 E3 N17 E9 N21 $
S21 W12 N26 $ N12W25 $.

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
3	0350	CARPORT WD	0	100	4	6	24.00	SF	13.00	13.00	100	1997	1997	3	20	62	
4	1243	WD DECK F	0	100	23	11	253.00	SF	8.00	8.00	100	1999	1999	3	20	405	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2004	2004	3	20	48	
6	0350	CARPORT WD	0	100	4	4	16.00	SF	13.00	13.00	100	2005	2005	3	21	44	
7	0100	BAR-B-Q	0	100	0	0	1.00	UT	600.00	600.00	100	1999	1999	3	20	120	

LAND DESCRIPTION

TOTAL OB/XF 679

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	0003	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