



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	132	100	1993	132	24,441
BAS	812	100	1993	812	150,347
FOP	72	30	1993	22	4,074
FUS	510	100	1993	510	94,430
FUS	812	100	1993	812	150,347
UDG	462	55	1993	254	47,030

TOTALS	2,800			2,542	470,669
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
3	1242	WD DECK A	0	0	8	19	152.00	SF	10.00
5	1126	CB/STC 8"	0	0	36	5	180.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	R-2	50.00	100.00	50.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,542	127.6224	211.85	538,523	1989	1999	0	0	0	12.60	87.40	
1 SFR CUST 0% - 0													
Heated Area: 2266 HX Base Yr													

124 N 4TH ST, FERNANDINA BEACH

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

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	
3	1242	WD DECK A	0	0	8	19	152.00	SF	10.00	10.00	100	1999	1999	3	20	304	
5	1126	CB/STC 8"	0	0	36	5	180.00	SF	8.00	8.00	100	2002	2002	3	79	1,138	

TOTAL OB/XF										2,682							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000

Total Acres:	0.00	Total Land Value:	275,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				470,669	
TOTAL MARKET OB/XF VALUE				2,682	
TOTAL LAND VALUE - MARKET				275,000	
TOTAL MARKET VALUE				748,351	
SOH/AGL Deduction				25,495	
ASSESSED VALUE				722,856	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				722,856	
TOTAL JUST VALUE				748,351	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				709,896	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101936	H/AC	5,755	11/08/2010
20091689	REPAIR/RRF	4,000	12/11/2009
20090920	H/AC	2,500	07/14/2009
20080887	REPAIR/RRF	17,000	05/23/2008
20071271	REMODEL	4,800	07/11/2007
20061333	H/AC	1,100	06/14/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2439/0700	3/03/2021	WD	Q	I	02	762,500	
GRANTOR: RASH FAMILY TRUST							
GRANTEE: PHILLIPS MICHAEL							
1522/1091	8/30/2007	WD	U	I	20	514,700	
GRANTOR: KNOWLTON MOLLY B							
GRANTEE: RASH ROBERT L & CHE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W28 S32 E14 FOP=[YR=1993] E12 N6 W12 S6 \$ N6 E14 N26 \$ PTR= E15 FUS=[YR=1993] E28 S26 W14 S6 W14 N32 \$ W15\$ PTR=N15 BAS=[YR=1993] N22 E6UDG=[YR=1993] E21S22 W21N22\$ S22 W6\$ S15\$ PTR=N15 E35 FUS=[YR=1993] E8 S4 E3 N4 E5 S4 E3 N4 E8 N18 W27 S18\$W35 S15\$.									