



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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	400	100	1993	400	57,537
FEP	130	80	2004	104	14,960
FGR	400	55	1993	220	31,645
FOP	78	30	1993	23	3,308
FOP	60	30	2004	18	2,589
FUS	838	100	1993	838	120,541
FUS	103	100	2004	103	14,816
UOP	78	20	1999	16	2,301
UOP	60	20	2004	12	1,726

TOTALS	2,147			1,734	249,425
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	16	12	192.00	SF	35.00
4	0350	CARPORT WD	0	100	16	6	96.00	SF	13.00
6	1241	WD DECK G	0	100	11	4	44.00	UT	11.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	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	
0900	01	1,734	120.3300	167.26	290,029	1993	1996	0	0	0	14.00	86.00
1 SNGL FAM 100% - 0 Heated Area: 1341 HX Base Yr												

110 S 4TH ST, FERNANDINA BEACH	BLD DATE	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
1	0510	GARAGE WD-	0	100	16	12	192.00	SF	35.00	35.00	100	1975	1975	3	20	1,344	
4	0350	CARPORT WD	0	100	16	6	96.00	SF	13.00	13.00	100	1975	1975	3	20	250	
6	1241	WD DECK G	0	100	11	4	44.00	UT	11.50	11.50	100	2004	2004	3	30	152	

TOTAL OB/XF													1,746
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000.00		

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			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		249,425	
TOTAL MARKET OB/XF VALUE		1,746	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		526,171	
SOH/AGL Deduction		374,202	
ASSESSED VALUE		151,969	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		100,558	
TOTAL JUST VALUE		526,171	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		481,751	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120403	REROOF LIFETIME S	5,750	03/13/2012
20061424	H/AC	3,000	06/22/2006
20033962	RELOCATER KIT.FIX	0	10/08/2003
20033906	ADD H/AC & DUCTWO	1,000	09/30/2003
20033907	NEW ELECTRIC REMO	3,000	09/30/2003
20033704	240 SF ADDITION	30,000	08/20/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0662/0097	6/25/1992	WD	Q	V		17,500	
GRANTOR: MCFADDEN ANDREW & C							
GRANTEE: CARVER STEVEN & S B							
0307/0758	1/01/1980	MS	Q	I		12,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W20 S11 UOP=[YR=1999] W6 S13 E6 N13 \$ S9 FGR=[YR=1993] S20 E20 N10 FEP=[YR=2004] E10 N13 UOP=[YR=2004] N6 W10 S6 E10\$ W10 S13 \$ N10W20\$ E20 N20\$ PTR= E25 FOP=[YR=1993] E6 FUS=[YR=1993] N11 E20 S11 FOP=[YR=2004] E10 S6 FUS=[YR=2004] S13 W10 N4 E3 N9 E7\$ W10 N6\$ S6 E3 S9 W3 S14 W20 N5 W1 N11 E1 N13 \$ S13 W6 N13 \$ W25 \$									