BLOCK 25 LOT S1/2 OF 4
PT OR 528/189 & OR 756/535
CITY OF FDNA BEACH

FELDER CAROLYN JULIA
P O BOX 15763
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0025-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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

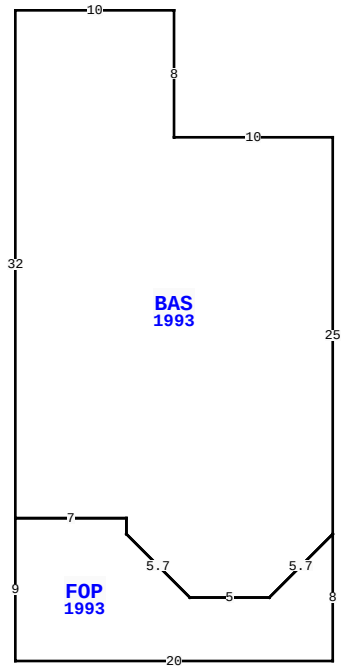
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

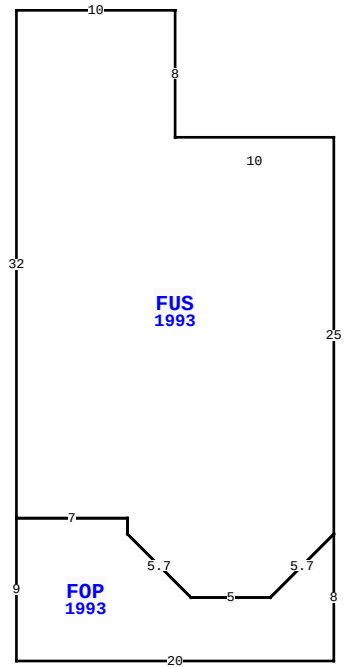
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	609	100	1993	609	83,565
FOP	131	30	1993	39	5,351
FOP	131	30	1993	39	5,351
FUS	609	100	1993	609	83,565
TOTALS	1,480			1,296	177,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,296	123.3960	171.52	222,290	1920	1985	0	0	0	20.00	80.00

1 SNGL FAM 100% - 1991 Heated Area: 1218 HX Base Yr 1991





120 S 4TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		177,832
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		137,500
TOTAL MARKET VALUE		315,932
SOH/AGL Deduction		255,097
ASSESSED VALUE		60,835
TOTAL EXEMPTION VALUE	HX HB	35,835
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		315,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101804	H/AC	3,000	10/19/2010
990292	REPAIR/RRF	1,500	04/27/1999
983674	XFOB	1,500	05/05/1998
5713B	REMODEL	24,500	12/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0756/0535	4/08/1996	QC	Q	I	06	100
GRANTOR: SANDLIN PATRICIA A						
GRANTEE: FELDER CAROLYN J						
0528/0189	10/06/1987	MS	U	I		100
GRANTOR: SANDLIN LILLIE MAE						
GRANTEE: FELDER CAROLYN JULI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N8 W10 S32 FOP=[YR=1993] S9 E20 N8 L4 D4 W5 L4 U4 N1W7$ E7S1 R4 D4 E5 R4 U4 N25$ PTR= E30 FUS=[YR=1993] W10N8W10S32 FOP=[YR=1993] S9E20N8 D4 L4 W5 L4 U4 N1W7$ E7S1 R4 D4 E5 R4 U4 N25$ W30$.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2002	2002	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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		R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	137,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 07/09/2026 BY SYS