



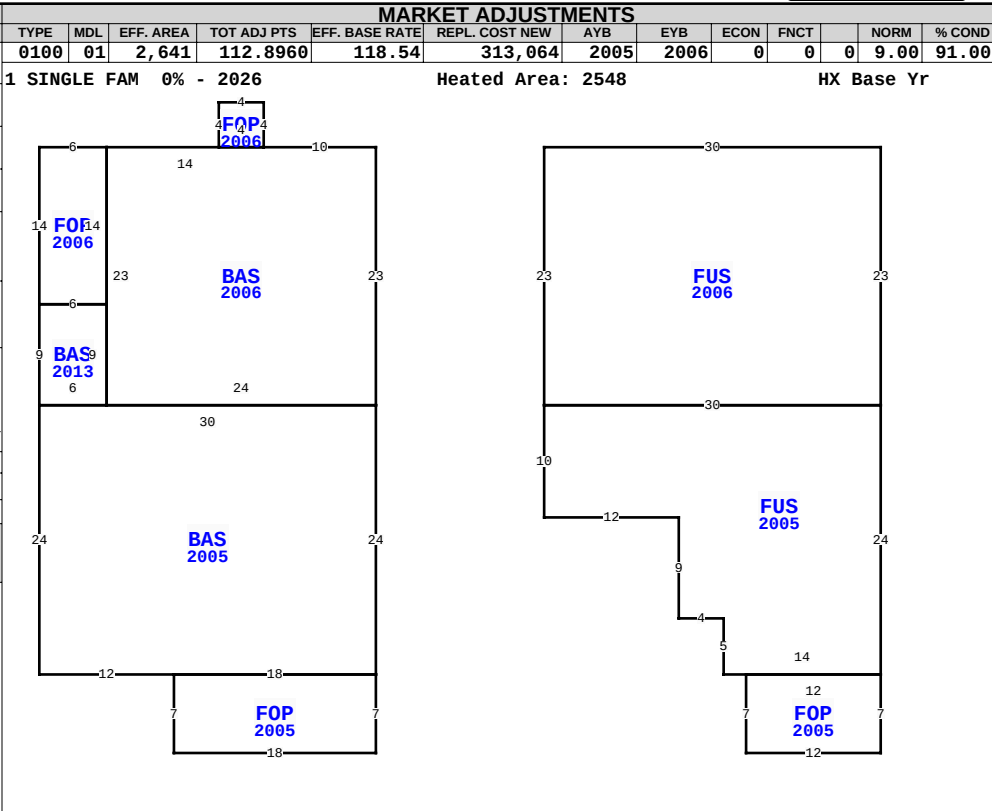
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2005	720	77,668
BAS	552	100	2006	552	59,545
BAS	54	100	2013	54	5,825
FOP	84	30	2005	25	2,697
FOP	126	30	2005	38	4,100
FOP	16	30	2006	5	540
FOP	84	30	2006	25	2,697
FUS	532	100	2005	532	57,387
FUS	690	100	2006	690	74,432

TOTALS	2,858			2,641	284,888
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
5	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00
6	0351	CARPORT MT	0	0	10	20	200.00	SF	10.00



420 S 4TH ST, FERNANDINA BEACH	BLD DATE 09/12/2013	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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
5	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2006	2006	3	22	528	
6	0351	CARPORT MT	0	0	10	20	200.00	SF	10.00	10.00	100	2014	2014	3	55	1,100	

LAND DESCRIPTION										TOTAL OB/XF									
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	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 2									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										284,888									
TOTAL LAND VALUE - MARKET										4,673									
TOTAL MARKET VALUE										250,000									
SOH/AGL Deduction										539,561									
ASSESSED VALUE										0									
TOTAL EXEMPTION VALUE										539,561									
BASE TAXABLE VALUE										0									
TOTAL JUST VALUE										539,561									
NCON VALUE										0									
INCOME VALUE										498,056									
PREVIOUS YEAR MKT VALUE																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132679	CARPORT	1,118	11/22/2013
20131168	REMODEL	20,000	05/23/2013
20061410	XFOB	1,100	06/21/2006
20060969	H/AC	5,000	05/08/2006
20060840	REMODEL	2,500	04/24/2006
20060482	OTHER	3,000	03/07/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2871/0634	5/22/2026	WD	Q	I	01	695,000			
GRANTOR: KING ELLEN E									
GRANTEE: FERNANDEZ JORGE R D									
2812/531	8/27/2025	FJ	U	I	11	0			
GRANTOR: CLARK MARY E EST									
GRANTEE: KING ELLEN E									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2006] W10 FOP=[YR=2006] N4 W4 S4 E4\$ W14									
FOP=[YR=2006] W6 S14 BAS=[YR=2013] S9 BAS=[YR=2005] S24 E12									
FOP=[YR=2005] S7 E18 N7 W18\$ E18 N24 W30\$ E6 N9 W6\$ E6 N14\$									
S23 E24 N23\$ PTR=E15 FUS=[YR=2006] E30 S23 FUS=[YR=2005]									
S24 FOP=[YR=2005] S7 W12 N7 E12\$ W14 N5 W4 N9 W12 N10 E30\$									
W30 N23\$ W15\$.									