BLOCK 138 LOT 6
IN OR 930/881
CITY OF FDNA BEACH

SHINDER BARBARA A
432 S 4TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0138-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

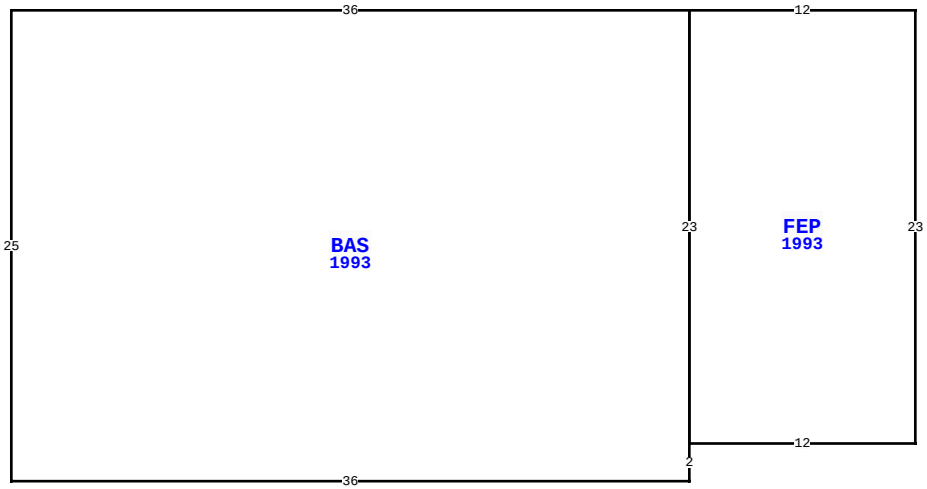
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1993	900	82,748
FEP	276	80	1993	221	20,319
TOTALS	1,176			1,121	103,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,121	102.7140	107.85	120,900	1951	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 2001 Heated Area: 900 HX Base Yr 2001



432 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		103,067
TOTAL MARKET OB/XF VALUE		86
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		353,153
SOH/AGL Deduction		275,703
ASSESSED VALUE		77,450
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,039
TOTAL JUST VALUE		353,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033801	REPIPE BATHRM & 2	2,000	09/10/2003
20032460	NEW H/AC W/DUCTWO	4,000	02/06/2003
20004255	200 AMP 7 100 AMP	0	10/26/2000
5649	REPAIR/RRF	3,000	10/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0930/0881	5/02/2000	WD	Q	I		46,000

GRANTOR: THOMAS NANCY ET EL HE
GRANTEE: SHINDER BARBARA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S25 E36 N2 FEP=[YR=1993] E12 N23 W12S23$ N23$.

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
1	1243	WD DECK F	0	100	6	9	54.00	SF	8.00	8.00	100	1990	1990	3	20	86	

LAND DESCRIPTION

TOTAL OB/XF 86

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS