BLOCK 188 LOT 1
IN OR 955/1903
CITY OF FDNA BEACH

PRICE DEBORAH A
1222 S 4TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0188-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

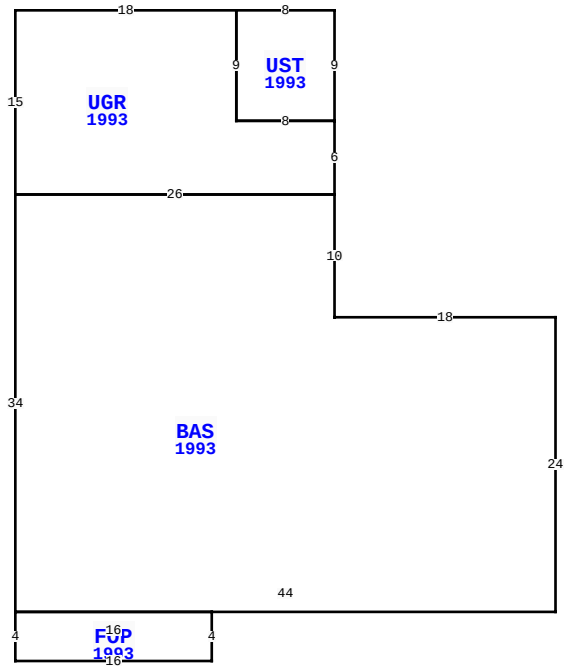
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	1993	1,316	123,901
FOP	64	30	1993	19	1,789
UGR	318	45	1993	143	13,463
UST	72	45	1993	32	3,013
TOTALS	1,770			1,510	142,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,510	105.0600	110.31	166,568	1949	1995	0	0	0	14.65	85.35

1 SINGLE FAM 100% - 2001 Heated Area: 1316 HX Base Yr 2001



1222 S 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		142,166
TOTAL MARKET OB/XF VALUE		1,852
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		344,018
SOH/AGL Deduction		244,075
ASSESSED VALUE		99,943
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,532
TOTAL JUST VALUE		344,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23629	REPAIR/RRF	10,000	05/01/2010
R991539	REPAIR/RRF	0	02/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0955/1903	10/26/2000	WD	Q	I		89,500
GRANTOR: BYRD KENNETH B & SHIR						
GRANTEE: PRICE DEBORAH A						
0124/0627	1/01/1972	TA	U	V		11,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1949	1949	3	20	700	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1950	1950	3	20	1,152	

BUILDING DIMENSIONS

UST=[YR=1993] W8 UGR=[YR=1993] W18 S15 BAS=[YR=1993] S34 FOP=[YR=1993] S4 E16 N4 W16 $ E44 N24 W18 N10 W26 $ E26 N6 W8 N9 $ S9 E8 N9 $.

LAND DESCRIPTION

TOTAL OB/XF 1,852

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		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS