BLOCK 188 LOT 2
IN OR 2209/67
CITY OF FDNA BEACH

SHIVER BONNIE F L/E/
1248 S 4TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0188-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

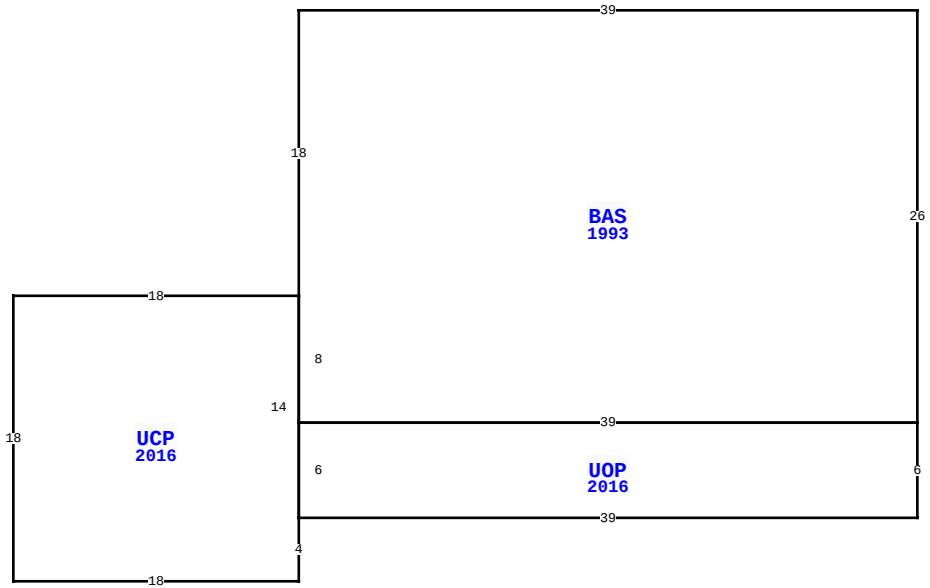
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,014	100	1993	1,014	107,587
UCP	324	20	2016	65	6,896
UOP	234	20	2016	47	4,987
TOTALS	1,572			1,126	119,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,126	122.1120	128.22	144,376	1956	1985	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 2018 Heated Area: 1014 HX Base Yr 2018



1248 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		119,471
TOTAL MARKET OB/XF VALUE		14,918
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		334,389
SOH/AGL Deduction		193,603
ASSESSED VALUE		140,786
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		34,375
TOTAL JUST VALUE		334,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131452	ROOF	2,400	06/24/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/0067	7/02/2018	LE	U	I	11	100
GRANTOR: SHIVER BONNIE F F/K/A						
GRANTEE: ALLRED DONALD & STE						
0495/0583	8/01/1986	QC	U	I		5,000
GRANTOR:						
GRANTEE:						

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
2	1242	WD DECK A	0	100	10	39	390.00	SF	10.00	10.00	100	2013	2013	3	50	1,950	
3	0510	GARAGE WD-	0	100	26	19	494.00	SF	35.00	35.00	100	2016	2016	3	75	12,968	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S18 UCP=[YR=2016] W18 S18 E18 N4
UOP=[YR=2016] E39 N6 W39 S6$ N14$ S8 E39 N26$.

LAND DESCRIPTION

TOTAL OB/XF 14,918

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

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS