

BLK 189 LOT 5
IN OR 1394/1179
CITY OF FDNA BEACH S/D OF

LYNCH TRACY ANN & KEVIN C
1295 S 4TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0189-0050



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

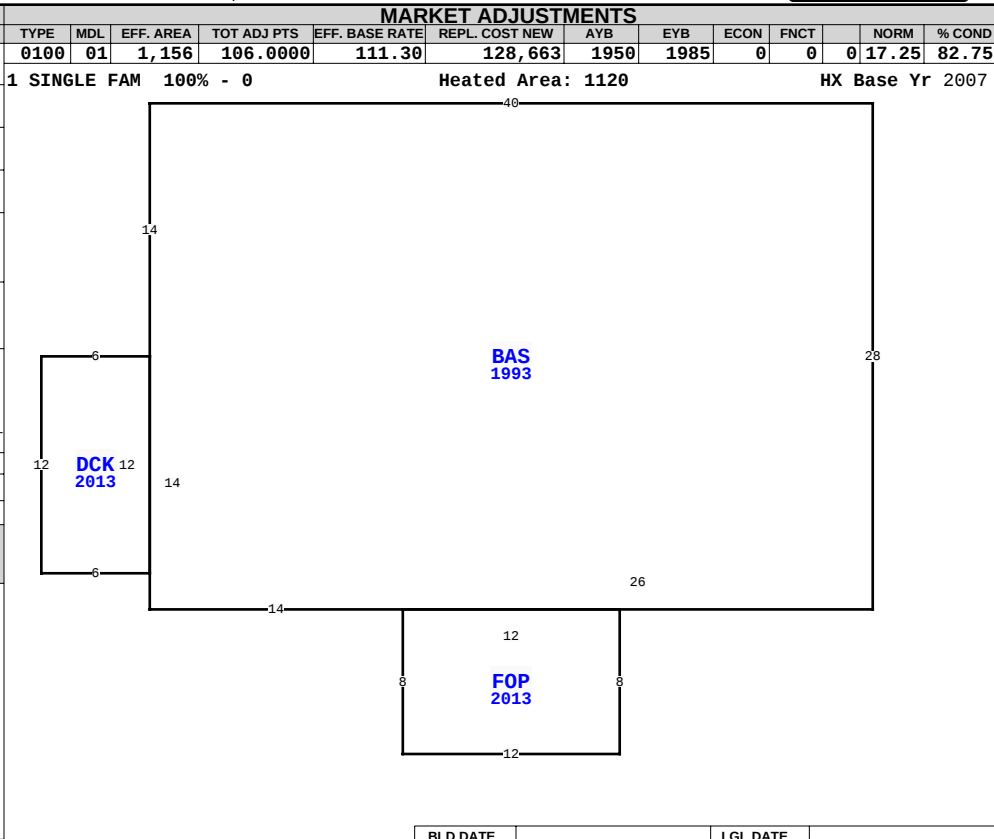
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	103,153
DCK	72	10	2013	7	645
FOP	96	30	2013	29	2,671

TOTALS	1,288			1,156	106,469
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	25	21	525.00	SF	35.00
2	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00
5	1242	WD DECK A	0	100	0	0	162.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RM	100.00	100.00	100.00

REVIEW DATE	01/01/2023	BY	CD
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1295 S 4TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2026	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	0510	GARAGE WD-	0	100	25	21	525.00	SF	35.00	35.00	100	1960	1960	3	20	3,675	
2	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	100	1950	1950	3	20	768	
5	1242	WD DECK A	0	100	0	0	162.00	SF	10.00	10.00	100	1995	1995	3	20	324	

TOTAL OB/XF													4,767		
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			
	RM	100.00	100.00	100.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	160,000.00			

Total Acres: 0.00	Total Land Value: 160,000	Market: 0	Agricultural: 0	Common: 160,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				106,469	
TOTAL MARKET OB/XF VALUE				4,767	
TOTAL LAND VALUE - MARKET				160,000	
TOTAL MARKET VALUE				271,236	
SOH/AGL Deduction				221,423	
ASSESSED VALUE				49,813	
TOTAL EXEMPTION VALUE		HX HB		25,000	
BASE TAXABLE VALUE				24,813	
TOTAL JUST VALUE				271,236	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				213,574	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218811	REPAIR/RRF	10,100	08/01/2021
6712	CHNGE SRVC	400	06/01/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1394/1179	3/09/2006	QC	Q	I	01	30,000	
GRANTOR: BLATTEL TRACY ANN							
GRANTEE: LYNCH TRACY ANN & K							
0669/0738	10/30/1992	QC	Q	I	01	100	
GRANTOR: DEBOER TODD G							
GRANTEE: BLATTEL TRACY ANN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W40 S14 DCK=[YR=2013] W6 S12 E6 N12\$ S14 E14									
FOP=[YR=2013] S8 E12 N8 W12\$ E26 N28\$.									