BLOCK 280 LOT 9
IN OR 2181/1867
CITY OF FDNA BEACH

HYERS BRIAN
415 FIR ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0280-0090**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 06 | CUST PANEL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

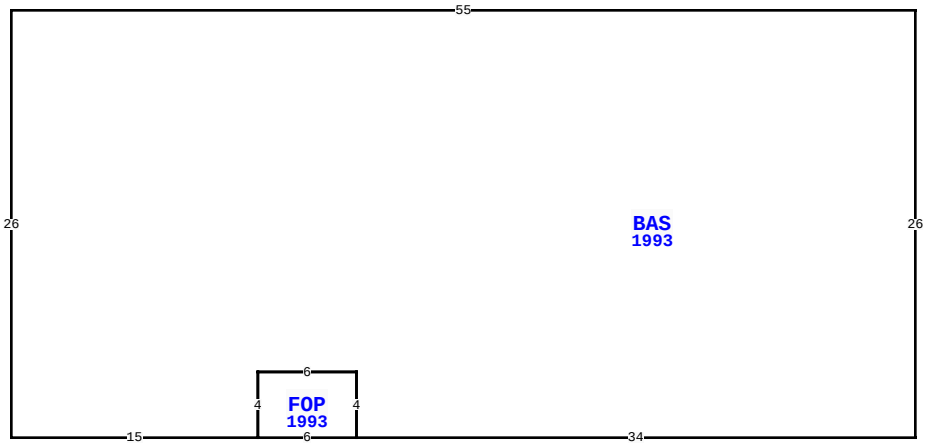
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,406 | 100 | 1993 | 1,406 | 144,905 |
| FOP | 24 | 30 | 1993 | 7 | 722 |
| TOTALS | 1,430 | | | 1,413 | 145,626 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,413 | 125.8400 | 132.13 | 186,700 | 1981 | 1981 | 0 | 0 | 0 | 22.00 | 78.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1406 HX Base Yr 2019




415 FIR ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2025 MLU |
| INC DATE | | AG DATE | |

## 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 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 64.00 | SF | 10.00 | 10.00 | 100 | 1981 | 1981 | 3 | 20 | 128 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 72.00 | SF | 10.00 | 10.00 | 100 | 1981 | 1981 | 3 | 20 | 144 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 9 | 10 | 90.00 | SF | 30.00 | 30.00 | 100 | 1998 | 1998 | 3 | 20 | 540 | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 145,626 |
| TOTAL MARKET OB/XF VALUE | | 812 |
| TOTAL LAND VALUE - MARKET | | 212,500 |
| TOTAL MARKET VALUE | | 358,938 |
| SOH/AGL Deduction | | 208,232 |
| ASSESSED VALUE | | 150,706 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 99,295 |
| TOTAL JUST VALUE | | 358,938 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 299,551 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2181/1867 | 3/05/2018 | WD | U | I | 30 | 115,000 |
| GRANTOR: GOODBREAD SHIRLEY | | | | | | |
| GRANTEE: HYERS BRIAN | | | | | | |
| 0807/0268 | 9/19/1997 | QC | Q | I | 06 | 100 |
| GRANTOR: HYERS SHIRLEY | | | | | | |
| GRANTEE: GOODBREAD SHIRLEY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W55 S26 E15 FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S4 E34 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 812

| 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 | 4,250.00 | 4,250.00 | 212,500 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/09/2026 BY SYS