UNIT 2503-B
FT CLINCH CONDO OR 1283/1630

HELWIG WAYNE & DEBRA B
2503 W 5TH ST #B
FERNANDINA BEACH, FL 32034

2023

00-00-31-130F-2503-00B0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1303300
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	
View Lump Sum	TYPICAL	TYPICAL 100	
Balcony	FOP	FOP 100	
Parking	B/I GARAGE	B/I GARAGE 100	
Bedrooms		3 100	
Bathrooms		3 100	
Oth Rooms		3 100	
Quality	03	Quality Level 03	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1		0				1995	1995	100	100	0		

1 CONDO – 100% - 2022 SQFT=1983 HX Base Yr 2022

2503 W 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		520,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		520,000
SOH/AGL Deduction		115,373
ASSESSED VALUE		404,627
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		354,627
TOTAL JUST VALUE		520,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210636	ROOF	0	06/08/2021
20080897	H/AC	5,800	05/27/2008
20080098	REPAIR/RRF	4,900	01/24/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/1910	9/30/2021	WD	Q	I	01	525,000
GRANTOR: SHANNON ERIC T						
GRANTEE: HELWIG WAYNE & DEBR						
1300/1626	3/09/2005	WD	Q	I		285,000
GRANTOR: HARTLEY CLAUDE A & RI						
GRANTEE: SHANNON ERIC T						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS