

E 1/2 OF LOTS 264 & 265
IN OR 2300/349
GA FDNA BEACH 2 UNR

2904 W 5TH ST LLC
826 TARPON AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0264-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	05	AVERAGE 50	2700	01	1,991	100.9890	120.43	239,776	1974	1985	0	0	0	16.38	83.62	VALUATION BY STANDARD													
Exterior Wall	10	ABOVE AVG 50	1 DUPLEX - 0% - 0													Heated Area: 1952 HX Base Yr													
Roof Structure	03	GABLE/HIP 100														Tax Group: 2 Tax Dist:													
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 200,501													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 7,510													
Interior Floor	08	SHT VINYL 60														TOTAL LAND VALUE - MARKET 272,500													
Interior Floor	14	CARPET 40														TOTAL MARKET VALUE 480,511													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 79,583													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 400,928													
Bedrooms	5	100														TOTAL EXEMPTION VALUE 0													
Bathrooms	4	100														BASE TAXABLE VALUE 400,928													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 480,511													
Stories	2.	2. 100	TOTALS 2,123 1,991 200,501													NCON VALUE 0													
Units	0	100														INCOME VALUE													
BUD8 Adjustme	02	DIST FB 100														PREVIOUS YEAR MKT VALUE 422,851													
Occupancy	00	NONE 100																											
Quality	01	Quality Level 01																											
DOR CODE	0800MULTI-FAMILY																												
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC			1041.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
APT	912	100	912	91,842																									
HXB	1,040	100	1,040	104,732																									
HXP	95	30	28	2,820																									
HXY	76	15	11	1,108																									
EXTRA FEATURES					2904 W 5TH ST, FERNANDINA BEACH																								
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	1242	WD DECK A	0	0	0	0	265.00	SF	10.00	10.00	100	1984	1984	3	20	530													
2	1241	WD DECK G	0	0	0	0	220.00	UT	17.25	17.25	100	1993	1993	3	20	759													
3	1241	WD DECK G	0	0	20	4	80.00	UT	11.50	11.50	100	1993	1993	3	20	184													
4	0810	CONCRETE A	0	0	0	0	1,080.00	SF	6.50	6.50	100	2004	2004	3	86	6,037													
LAND DESCRIPTION																		TOTAL OB/XF 7,510											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000800	C	MULTI-FAM	0	0006	R-2	50.00	125.00	50.00	FF		1.00	1.00	1.09	5,000.00	5,450.00	272,500												
REVIEW DATE 06/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 272,500 Market: 0 Agricultural: 0 Common: 272,500 PRINTED 08/02/2023 BY SYS																													