

E37.15 FT OF W38.35 FT LOT 14
IN OR 2246/541
SEASCAPE AT AMELIA PBK 6/378

CLAUSER RAYNELLE A
2680 W 5TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1677-0014-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	18	SLATE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1023.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	734	100	734	158,044
DCK	56	10	6	1,292
FGR	525	55	289	62,228
FOP	68	30	20	4,307
FUS	1,132	100	1,132	243,741
PTO	35	5	2	430
PTO	54	5	3	646

TOTALS	2,604		2,186	470,687
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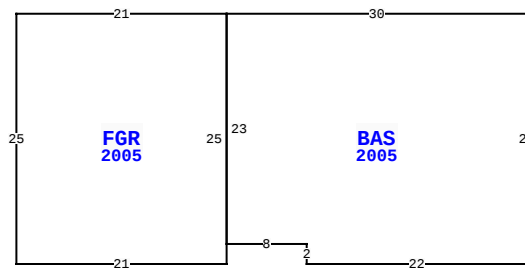
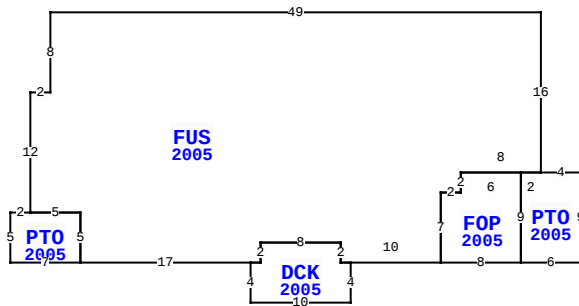
EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	900.00	SF	6.50	6.50	100	2005	2005	3	87	5,090	
2	0810	CONCRETE A	0	100	32	4	128.00	SF	6.50	6.50	100	2005	2005	3	87	724	
3	1241	WD DECK G	0	100	6	4	24.00	UT	11.50	11.50	100	2005	2005	3	44	121	
4	0479	VF PICKET	0	100	0	0	44.00	LF	10.00	10.00	100	2005	2005	3	69	304	
5	0462	ST/AL FNC	0	100	56	3	168.00	SF	10.00	10.00	100	2005	2005	3	44	739	

LAND DESCRIPTION

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	000100	C	SFR	100	0003	R-2	37.00	98.00	1.00	LT		1.00	1.00	0.85	225,000.00	191,250.00	191,250							

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	2,186	247.0286	234.68	513,010	2005	2005	0	0	8.25	91.75
1 TOWNHOUSE - 100% - 2020 Heated Area: 1866 HX Base Yr 2020											



2680 W 5TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		470,687
TOTAL MARKET OB/XF VALUE		6,978
TOTAL LAND VALUE - MARKET		191,250
TOTAL MARKET VALUE		668,915
SOH/AGL Deduction		355,041
ASSESSED VALUE		313,874
TOTAL EXEMPTION VALUE		HX HB 50,000
BASE TAXABLE VALUE		263,874
TOTAL JUST VALUE		668,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070565	XFOB	3,100	04/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/0541	12/09/2018	WD	U	I	16	165,000
GRANTOR: CLAUSER RAYNELLE A &						
GRANTEE: CLAUSER RAYNELLE A						
1971/1202	3/26/2015	SW	U	I	12	270,000
GRANTOR: PRIMESTAR FUND I TRS						
GRANTEE: CLAUSER RAYNELLE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 FGR=[YR=2005] W21 S25 E21 N25 S\$23 E8 S2 E22 N25 \$ PTR= N15 PTO=[YR=2005] N9 W4 FUS=[YR=2005] N16 W49 S8 W2 S12 PTO=[YR=2005] W2 S5 E7 N5 W5 \$ E5 S5 E17 DCK=[YR=2005] S4 E10 N4 W1 N2 W8 S2 W1 \$ E1 N2 E8 S2 E10 FOP=[YR=2005] E8 N9 W6 S2 W2 S7 \$ N7 E2 N2 E8 \$ W2 S9 E6 \$ S15 \$.