E49.9 FT OF LOT 15 & W1.2 FT
OF LOT 14
IN OR 2065/485

BOUWMAN SANDRA L
2672 W 5TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1677-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

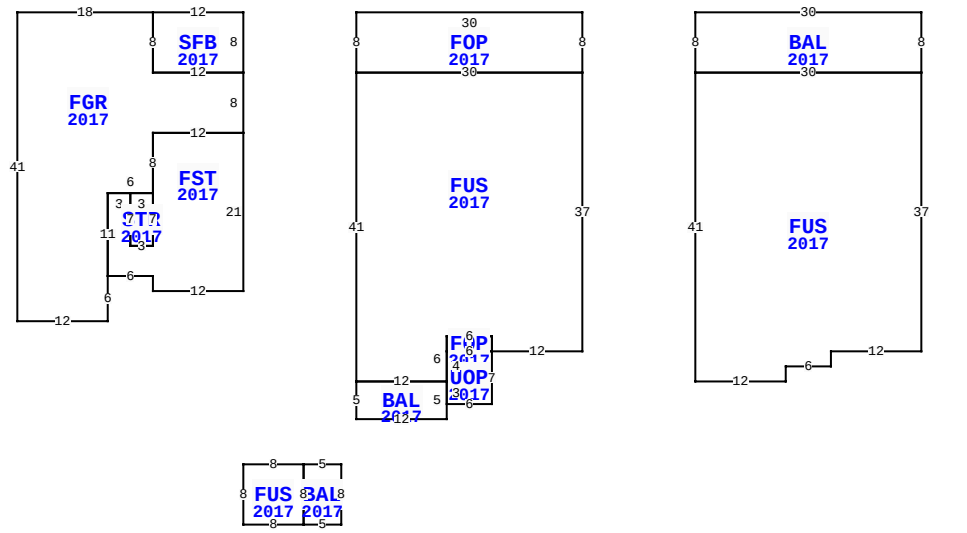
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	6	940
BAL	60	15	9	1,409
BAL	240	15	36	5,639
FGR	732	55	403	63,119
FOP	12	30	4	626
FOP	240	30	72	11,277
FST	297	55	163	25,530
FUS	64	100	64	10,023
FUS	1,146	100	1,146	179,491
FUS	1,170	100	1,170	183,249
TOTALS	4,160		3,160	494,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,160	112.1526	159.82	505,031	2017	2017	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2018 Heated Area: 2457 HX Base Yr 2018



** This building has 13 Sub-Areas

2672 W 5TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		494,930
TOTAL MARKET OB/XF VALUE		10,206
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		730,136
SOH/AGL Deduction		160,721
ASSESSED VALUE		569,415
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		514,415
TOTAL JUST VALUE		730,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170430	CO ISSUED	0	09/19/2017
20170430	NEW CONSTR	321,352	02/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2065/0485	8/15/2016	WD	Q	V	01	155,000

GRANTOR: OSPREY DEVELOPMENT CO

GRANTEE: MOORE RUSSELL WILLI

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2017] W12 FGR=[YR=2017] W18 S41 E12 N6 FST=[YR=2017] E6 S2 E12 N21 W12 S8 STR=[YR=2017] W3 S7 E3 N7$ S7 W3 N7 W3 S11$ N11 E6 N8 E12 N8 W12 N8$ S8 E12 N8$ PTR=E15 FOP=[YR=2017] E30 S8 FUS=[YR=2017] S37 W12 FOP=[YR=2017] N2 W6 S2 UOP=[YR=2017] S4 BAL=[YR=2017] W12 S5 E12 N5$ S3 E6 N7 W6$ E6$ N2 W6 S6 W12 N41 E30$ W30 N8$ W15$ PTR=E60 BAL=[YR=2017] E30 S8 FUS=[YR=2017] S37 W12 S2 W6 S2 W12 N41 E30$ W30 N8$ W60$ PTR=S60 FUS=[YR=2017] E8 BAL=[YR=2017] E5 S8 W5 N8$ S8 W8 N8$ N60$.

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	3,920	
2	0855	CONC PAVER	0	100	0	0	488.00	SF	7.00	7.00	100	2017	2017	3	97	3,314	
3	0855	CONC PAVER	0	100	4	5	20.00	SF	7.00	7.00	100	2017	2017	3	97	136	
4	0855	CONC PAVER	0	100	5	8	40.00	SF	7.00	7.00	100	2017	2017	3	97	272	
5	0479	VF PICKET	0	100	0	0	246.00	LF	10.00	10.00	100	2017	2017	3	94	2,312	
6	0810	CONCRETE A	0	100	4	10	40.00	SF	6.50	6.50	100	2017	2017	3	97	252	

LAND DESCRIPTION

TOTAL OB/XF 10,206

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	SFR	100	0003	R-2	51.00	98.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 11/28/2017 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS