W39.06 FT OF LOT 1
TARPON VIEW SUB PB 5/234

JEMS FOLLIES LLC
2751 WEST 5TH STREET #A
FERNANDINA BEACH, FL 32034

2023

00-00-31-175A-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

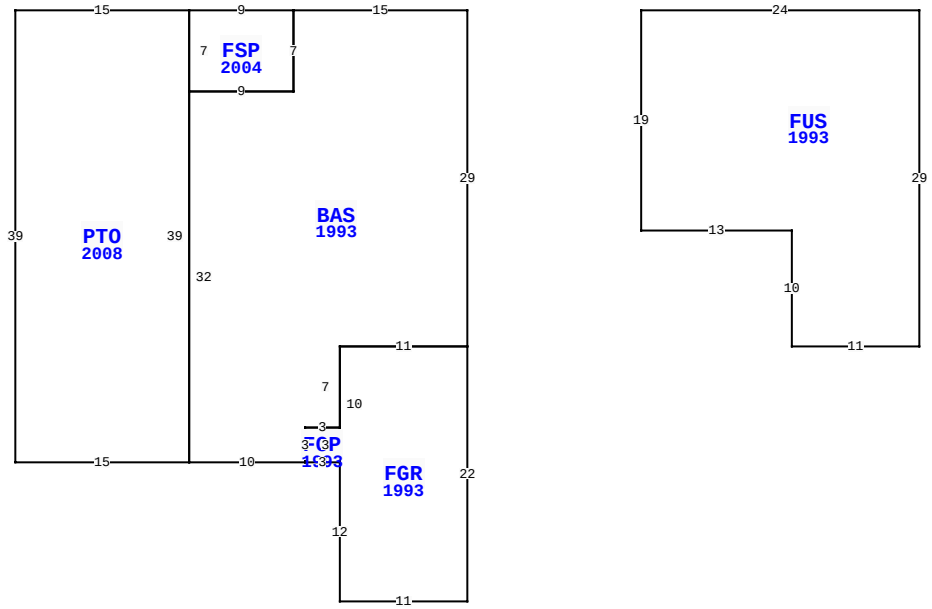
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	754	100	754	108,303
FGR	242	55	133	19,104
FOP	9	30	3	431
FSP	63	40	25	3,591
FUS	566	100	566	81,300
PTO	585	5	29	4,165
TOTALS	2,219		1,510	216,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,510	162.5798	154.45	233,220	1988	2008	0	0	0	7.00	93.00

1 TOWNHOUSE - 0% - 2023 Heated Area: 1320 HX Base Yr



2751 W 5TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	216,895
TOTAL MARKET OB/XF VALUE	6,616
TOTAL LAND VALUE - MARKET	255,000
TOTAL MARKET VALUE	478,511
SOH/AGL Deduction	0
ASSESSED VALUE	478,511
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,511
TOTAL JUST VALUE	478,511
NCON VALUE	223,478
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080502	REROOF W/30YR SHN	6,100	03/28/2008
19972049	INSTALL VINYL SID	3,900	09/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/676	6/16/2023	SW	U	I	30	100
GRANTOR: SINGER JERE M						
GRANTEE: JEMS FOLLIES LLC						
2617/1161	2/01/2023	WD	Q	I	02	511,000
GRANTOR: RUSSELL CATHERINE & A						
GRANTEE: SINGER JERE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=2004] W9 PTO=[YR=2008] W15 S39 E15 N39$ S7 E9 N7$ S7 W9 S32 E10 FOP=[YR=1993] E3 FGR=[YR=1993] S12 E11 N22 W11 S10$ N3 W3 S3$ N3 E3 N7 E11 N29$ PTR= E15 FUS=[YR=1993] E24 S29 W11 N10 W13 N19$ W15$.

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	0810	CONCRETE A	0	0	45	11	495.00	SF	6.50	6.50	100	1988	1988	3	57	1,834	
2	0810	CONCRETE A	0	0	14	4	56.00	SF	6.50	6.50	100	1988	1988	3	57	207	
4	0911	SCRN RM A	0	0	39	15	585.00	SF	17.50	17.50	100	2008	2008	3	40	4,095	
5	0875	HOT TUB	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	40	480	

LAND DESCRIPTION

TOTAL OB/XF 6,616

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	0	0006	R-2	39.00	100.00	1.00	LT		1.00	1.00	0.85	300,000.00	255,000.00	255,000							

REVIEW DATE 06/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 08/02/2023 BY SYS