

BLOCK 20 LOT 12 N 20 FT
OF 13
IN OR 984/1810

GRIFFITHS FRANCES T TRUSTEE
309 N 5TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0020-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1,496	154,640
FOP	240	30	72	7,443
SFB	706	80	565	58,404
UEP	216	60	130	13,438

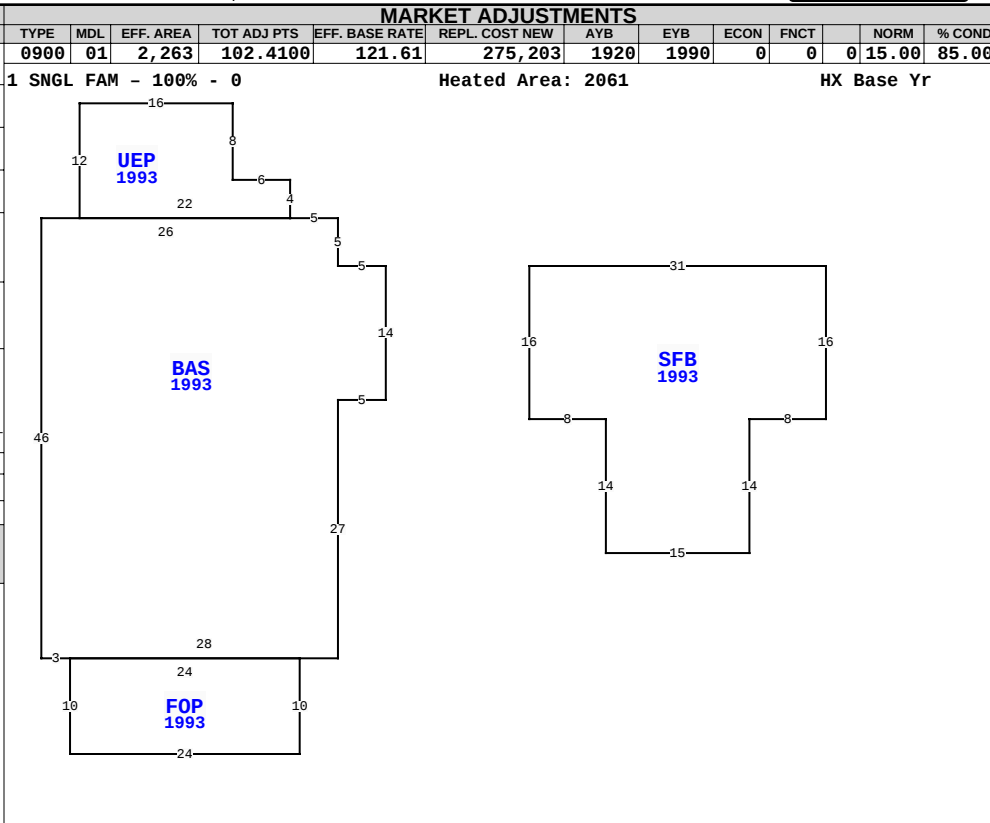
TOTALS	2,658	2,263	233,923
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EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00		1920	1920	3	20	400	
2	0511	GARAGE CB-	0	100	20	24		480.00	SF 40.00		1942	1942	3	20	3,840	
3	0810	CONCRETE A	0	100	0	0		94.00	SF 6.50		1960	1960	3	20	122	
4	0810	CONCRETE A	0	100	0	0		253.00	SF 6.50		1986	1986	3	52	855	
5	0810	CONCRETE A	0	100	0	0		1,207.00	SF 6.50		1993	1993	3	68	5,335	
6	0819	CONC 12"	0	100	3	9		27.00	SF 9.50		1960	1960	3	20	51	
7	1242	WD DECK A	0	100	4	4		16.00	SF 10.00		1960	1960	3	20	32	
8	0819	CONC 12"	0	100	4	3		12.00	SF 9.50		1960	1960	3	20	23	

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	0006	R-2	70.00	100.00	70.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	280,000							



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

309 N 5TH ST, FERNANDINA BEACH

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TOTAL OB/XF

TOTAL OB/XF	10,658
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	233,923		
TOTAL MARKET OB/XF VALUE	10,658		
TOTAL LAND VALUE - MARKET	280,000		
TOTAL MARKET VALUE	524,581		
SOH/AGL Deduction	432,380		
ASSESSED VALUE	92,201		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	42,201		
TOTAL JUST VALUE	524,581		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	442,615		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9583	REROOF	6,500	02/08/1996
5998	FRAME	350	05/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0984/1810	5/07/2001	WD U	I	01		100

GRANTOR: GRIFFITHS GABRIELA

GRANTEE: GRIFFITHS GABRIELA

0230/0247	1/01/1976	WD Q	I			11,000
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GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N5 W5 UEP=[YR=1993] N4 W6 N8 W16 S12 E22 \$ W26 S46 E3 FOP=[YR=1993] S10 E24 N10 W24 \$ E28 N27 E5 N14 \$ PTR= E15 SFB=[YR=1993] E31 S16 W8 S14 W15 N14 W8 N16 \$ W15 \$.