

MILLEN STEVE D
305 N 5TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0020-0140

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

0900013136114.5676136.05426,65320042004008.6091.40

Exterior Wall10ABOVE AVG 80
Exterior Wall23REINF CONC 20

RooF Structur03GABLE/HIP 100
RooF Cover12MODULAR MT 100

Interior Wall05DRYWALL 80
Interior Wall06CUST PANEL 20

Interior Floo12HARDWOOD 100
Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms3 100

Frame02WOOD FRAME 100
Stories3. 100
Units0 100

Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1005.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUE

BAS1,1001001,100136,785
FGR3205517621,886
FOP19230587,212
FOP19230587,212
FUS1,0881001,088135,292
SFB3748029937,181
UUS3405017021,140
UUS3745018723,253

TOTALS3,9803,136389,961

EXTRA FEATURES

L NOB/XFCODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10962SKYLIGHT0100003.00UT250.00250.0010020042004386645

20825BRICK0100376222.00SF12.5012.50100200420043962,664

30810CONCRETE A01001626416.00SF6.506.50100200420043862,325

40810CONCRETE A010000405.00SF6.506.50100200420043862,264

50810CONCRETE A010000552.00SF6.506.50100200420043863,086

61242WD DECK A01003618.00SF10.0010.001002004200432443

71242WD DECK A01005630.00SF10.0010.001002004200432472

LAND DESCRIPTIONTOTAL OB/XF11,099

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006R-285.0065.0085.00FF1.001.000.704,000.002,800.00238,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0900013136114.5676136.05426,65320042004008.6091.40

Heated Area: 2487HX Base Yr 2005

FGR2004FUS2004FOP2004

SFB2004

UUS2004

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE389,961
TOTAL MARKET OB/XF VALUE11,099
TOTAL LAND VALUE - MARKET238,000
TOTAL MARKET VALUE639,060
SOH/AGL Deduction284,432
ASSESSED VALUE354,628
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE304,628
TOTAL JUST VALUE639,060
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE587,696

PERMIT NUMDESCRIPTIONAMTISSUED

20040957FENCE1,00005/24/2004
20040558OTHER1,00003/23/2004
20033990PLUMB. NC9,00010/01/2003
20033552H/AC NC8,00007/23/2003
20033551ELEC. NC12,00007/23/2003
20033441BLDG NC234,00007/22/2003

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

0987/02725/17/2001WD U V 07100

GRANTOR:BENNETT CECIL A SR ET
GRANTEE:MILLEN STEVE D
0956/141311/02/2000WD U V55,000
GRANTOR:BENNETT CECIL A SR ET
GRANTEE:MILLEN STEVE D

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W11 BAS=[YR=2004] W32 S19 W3 S8 E3 S7
FOP=[YR=2004] S6 E32 N6 W32 \$ E32 N20 W3 N4 E3 N10\$ S10 W3 S4
E3 S14 E11 N28\$ PTR=E15 FUS=[YR=2004] E32 S34 FOP=[YR=2004]
S6 W32 N6 E32\$ W32 N34\$ W15\$ PTR=N15 UUS=[YR=2004] N34 E11
SFB=[YR=2004] E11 UUS=[YR=2004] E10 S34 W10 N34\$ S34 W11 N34\$
S34 W11\$ S15\$.

REVIEW DATE06/28/2018BYDJXTotal Acres: 0.00Total Land Value: 238,000Market: 0Agricultural: 0Common: 238,000PRINTED 08/02/2023 BY SYS