



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,098	100	1,098	129,219
FOP	136	30	41	4,825
FST	64	55	35	4,119
FUS	772	100	772	90,853
STR	24	10	2	235
TOTALS	2,094		1,948	229,251

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	
2	0940	SHEDS/PORT	0	0	13	18	234.00	SF	15.00	15.00	
3	1242	WD DECK A	0	0	0	0	225.00	SF	10.00	10.00	
4	0810	CONCRETE A	0	0	4	19	76.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	0	0	0	179.00	SF	6.50	6.50	
6	0825	BRICK	0	0	81	8	648.00	SF	12.50	12.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	R-2	100.00	100.00	100.00	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,948	118.3350	140.52	273,733	1909	1985	0	0	0	16.25	83.75	
1 SINGL FAM - 0% - 0 Heated Area: 1870 HX Base Yr													

111 N 5TH ST, FERNANDINA BEACH					BLD DATE						LGL DATE	
					XF DATE						LAND DATE	
					INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
96.00	SF	30.00	30.00	100	1950	1950	3	20	576			
234.00	SF	15.00	15.00	100	1909	1909	3	20	702			
225.00	SF	10.00	10.00	100	2000	2000	3	20	450			
76.00	SF	6.50	6.50	100	1968	1968	3	20	99			
179.00	SF	6.50	6.50	100	1968	1968	3	20	233			
648.00	SF	12.50	12.50	100	2001	2001	3	95	7,695			

TOTAL OB/XF													
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
1	000100	C	SFR	0	0003	R-2	100.00	100.00	100.00	FF		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		229,251	
TOTAL MARKET OB/XF VALUE		9,755	
TOTAL LAND VALUE - MARKET		256,000	
TOTAL MARKET VALUE		495,006	
SOH/AGL Deduction		63,277	
ASSESSED VALUE		431,729	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		431,729	
TOTAL JUST VALUE		495,006	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		470,064	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983784	REROOF	1,075	05/26/1998
9610192	REPAIRS	2,400	12/11/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0836/0229	6/03/1998	WD	U	I		185,000	
GRANTOR: WEBER JOANNE MAZZA							
GRANTEE: HANAWALT LINDA							
0634/0115	8/20/1991	WD	U	I	16	125,000	
GRANTOR: DUGGAN EUGENE W EST							
GRANTEE: WEBER JOANNE MAZZA							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W18 N6 W7 FST=[YR=1993] N8 W8 S8 E8 \$ W21 S27 E9 FOP=[YR=1993] S8E5STR=[YR=2008] S4E6N4W6\$ E12 N8 W17 \$ E19 N2 E18 N19\$ PTR= N25 W18 FUS=[YR=1993] N27W28S27E9 D2 R2 E6 U2 R2 E9\$ E18S25\$.													