BLOCK 25 LOT 9
IN OR 1346/70
CITY OF FDNA BEACH

HAHN TIMOTHY J
P O BOX 2357
HONOLULU, HI 96804

2023

00-00-31-1800-0025-0090

BUILDING CHARACTERISTICS

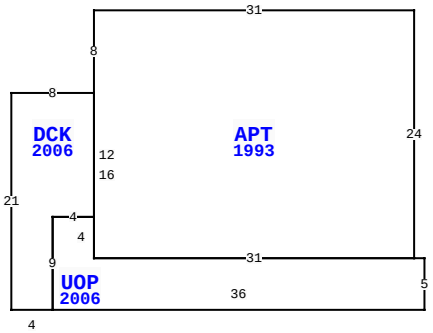
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	27	PREFIN MTL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

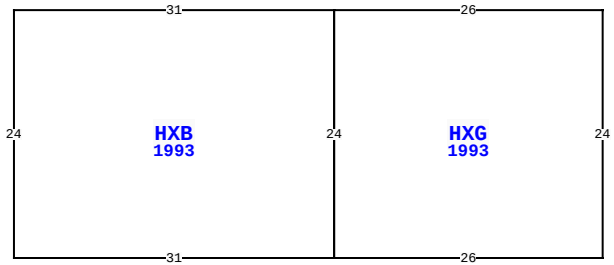
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	744	100	744	76,033
DCK	132	10	13	1,329
HXB	744	100	744	76,033
HXG	624	55	343	35,052
UOP	196	20	39	3,986
TOTALS	2,440		1,883	192,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,883	102.0180	121.66	229,086	1947	1990	0	0	0	16.00	84.00

1 DUPLEX – 0% - 0 Heated Area: 1488 HX Base Yr





127 S 5TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	192,432
TOTAL MARKET OB/XF VALUE	7,858
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	400,290
SOH/AGL Deduction	82,247
ASSESSED VALUE	318,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,043
TOTAL JUST VALUE	400,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053236	ROOF/DECK/SIDING	15,000	12/22/2005
20052637	REPIPE HOT&COLD P	1,000	09/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1346/0070	8/30/2005	WD	Q	I		260,000
GRANTOR: BOUNDS LANA						
GRANTEE: HAHN TIMOTHY J						
1069/1172	7/19/2002	QC	U	I	07	100
GRANTOR: FLESHMAN RUSSELL DAVI						
GRANTEE: BOUNDS LANA						

BUILDING NOTES

BUILDING DIMENSIONS

HXG=[YR=1993] W26 HXB=[YR=1993] W31 S24 E31 N24$ S24 E26 N24$ PTR=N10 W65 DCK=[YR=2006] N21 E8 APT=[YR=1993] N8 E31 S24 UOP=[YR=2006] E1 S5 W36 N9 E4 S4E31$ W31 N16$ S12 W4 S9 W4$ E65S10$.

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
2	0810	CONCRETE A	0	0	39	22	858.00	SF	6.50	6.50	100	1990	1990	3	62	3,458	
4	0855	CONC PAVER	0	0	0	0	500.00	SF	10.00	10.00	100	2006	2006	3	88	4,400	

LAND DESCRIPTION

TOTAL OB/XF 7,858

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	000800	C	MULTI-FAM	0	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 06/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS