BLOCK 25 LOT 11
IN OR 2006/1253
CITY OF FDNA BEACH

CARTER ROY H JR & CYNTHIA W
119 S 5TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0025-0110

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

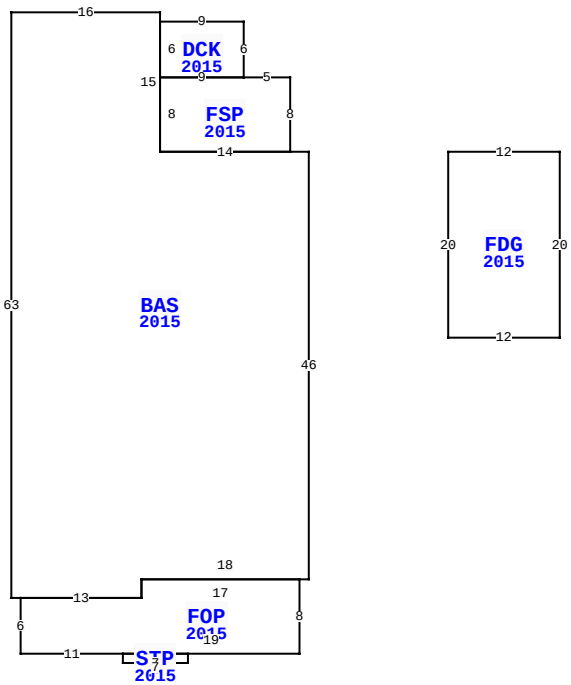
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	331,231
DCK	54	10	5	952
FDG	240	60	144	27,412
FOP	214	30	64	12,183
FSP	112	40	45	8,566
STP	7	10	1	190
TOTALS	2,367		1,999	380,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,999	165.2672	196.25	392,304	2015	2015	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2016 Heated Area: 1740 HX Base Yr 2016



119 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		380,535
TOTAL MARKET OB/XF VALUE		1,466
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		582,001
SOH/AGL Deduction		312,983
ASSESSED VALUE		269,018
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,018
TOTAL JUST VALUE		582,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150084	NEW CONSTR	186,639	01/14/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2006/1253	9/29/2015	WD	Q	I	01	385,000
GRANTOR: BURNS ROBERT THOMAS J						
GRANTEE: CARTER ROY H JR & C						
1961/1188	2/05/2015	QC	U	V	11	100
GRANTOR: BONVOULOIR JEAN & ROB						
GRANTEE: BURNS ROBERT THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W2 FSP=[YR=2015] N8 W5 DCK=[YR=2015] N6 W9 S6 E9$ W9 S8 E14 $ W14 N15 W16 S63 E1 FOP=[YR=2015] S6 E11 STP=[YR=2015] S1 E7 N1 W7$ E19 N8 W17 S2 W13$ E13 N2 E18 N46$ PTR=E15 FDG=[YR=2015] E12 S20 W12 N20$ 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	100	0	0	180.00	SF	6.50	6.50	100	2015	2015	3	96	1,123	
2	0810	CONCRETE A	0	100	0	0	55.00	SF	6.50	6.50	100	2015	2015	3	96	343	

LAND DESCRIPTION

TOTAL OB/XF 1,466

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	100		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 07/06/2020 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS