

BLAIS DAVID N & MARY CATHERINE
115 S 5TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0025-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 90		
Exterior Wall	05	AVERAGE 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		1.5 100		
Frame Stories Units	02	WOOD FRAME 100 1. 100 0 100		
BUD8 Adjustme Occupancy	02	DIST FB 100 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	1,208	100	1,208	173,622
DCK	64	10	6	862
FAT	256	20	51	7,330
FOP	84	30	25	3,593
STR	21	10	2	287
STR	12	10	1	144
TOTALS	1,645		1,293	185,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,293	118.7004	169.15	218,711	1900	1990	0	0	15.03	84.97

1 SFR CUST - 100% - 2019

Heated Area: 1259

HX Base Yr

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		193,150
TOTAL MARKET OB/XF VALUE		7,617
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		400,767
SOH/AGL Deduction		0
ASSESSED VALUE		400,767
TOTAL EXEMPTION VALUE		13
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		400,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,092

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1944/0036	10/24/2014	WD	Q	I	02	275,000

GRANTOR: CASHMORE ROBERT F & C

GRANTEE: BLAIS DAVID N & MAR

1778/0109 1/30/2012 WD Q I 01 173,000

GRANTOR: BOSWELL MARY HOLT

GRANTEE: CASHMORE ROBERT F &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4N8W7 DCK=[YR=2003] N8 STR=[YR=2003] N4W3S4E3\$ W8S8E8\$ W8 N8W12S16W1S28E9 FOP=[YR=1993] S6 E3 STR=[YR=1993] S3E7N3W7\$ E1I1N6W14\$ E23 N28\$ PTR= E10S10 FAT=[YR=1993] E32S8W32 N8 \$N10W10\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

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
2	0810	CONCRETE A	0 100	12	7	84.00	SF	6.50	6.50	100	1980	1980	3	35	191	
3	0810	CONCRETE A	0 100	0	0	1,680.00	SF	6.50	6.50	100	1993	1993	3	68	7,426	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2

2

BLAIS DAVID N & MARY CATHERINE
115 S 5TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0025-0120

[illegible]