BLOCK 26 LOT 12
IN OR 1401/186
CITY OF FDNA BEACH

WARONKER LEE H EST
C/O VIVIAN WARONKER, 215 S 5TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0026-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

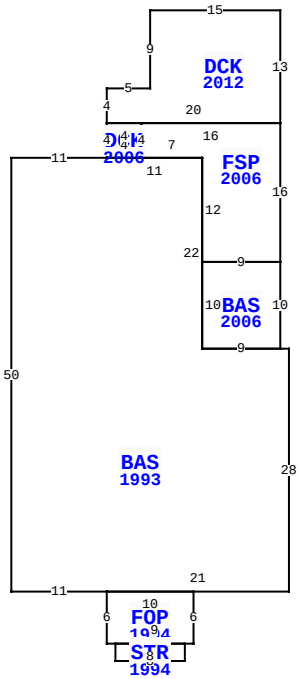
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	126,950
BAS	90	100	90	8,279
DCK	16	10	2	184
DCK	215	10	22	2,024
FOP	60	30	18	1,655
FSP	172	40	69	6,347
STR	16	10	2	184
TOTALS	1,949		1,583	145,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,583	117.3000	105.86	167,576	1909	1995	0	0	0	13.10	86.90

1 SINGLE FAM – 100% - 2021 Heated Area: 1470 HX Base Yr 2021



215 S 5TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,624
TOTAL MARKET OB/XF VALUE		10,159
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		355,783
SOH/AGL Deduction		161,982
ASSESSED VALUE		193,801
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		138,801
TOTAL JUST VALUE		355,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141327	WINDOWS	3,000	06/20/2014
20062363	REROOF W/30YR SHN	4,000	10/19/2006
990762	REROOF-6NAILS/SHN	0	06/30/1999
1287	SEWER LINE REPLAC	480	11/21/1988
970	H/AC	3,000	10/21/1988
4894	REPAIR/RRF	2,000	06/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/0186	4/03/2006	WD	Q	I		339,500
GRANTOR: SINGLETON SUSAN J						
GRANTEE: WARONKER LEE H						
1043/0283	3/12/2002	WD	Q	I		165,000
GRANTOR: JACKSON ROBERT B & BR						
GRANTEE: SINGLETON SUSAN J						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2012] W15S9W5S4 DCK=[YR=2006] S4 BAS=[YR=1993] W11 S50E11 FOP=[YR=1994] S6 E1 STR=[YR=1994] S2E8N2W8$ E9N6W10$ E21N28W1 BAS=[YR=2006] N10 FSP=[YR=2006] N16W16S4E7S12E9$ W9S10E9$ W9 N22W11$ E4N4W4$ E20N13$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2006	2006	3	31	595	
3	0810	CONCRETE A	0	100	0	0	670.00	SF	6.50	6.50	100	1980	1980	3	35	1,524	
4	0855	CONC PAVER	0	100	0	0	675.00	SF	10.00	10.00	100	2006	2006	3	88	5,940	

LAND DESCRIPTION

TOTAL OB/XF 10,159

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	0006	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