BLOCK 27 N45 FT OF LOT 4
IN OR 1896/500
CITY OF FDNA BEACH

DOC SS FLORIDA INVESTMENTS LLC
85109 HARTS RD
YULEE, FL 32097

2023

00-00-31-1800-0027-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

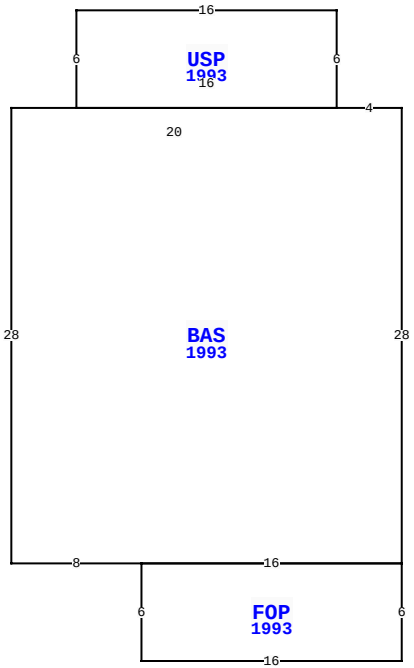
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	672	100	672	80,633
FOP	96	30	29	3,479
USP	96	30	29	3,479
TOTALS	864		730	87,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	730	121.0110	143.70	104,901	1941	1985	0	0	0	16.50	83.50

1 SNGL FAM – 0% - 0 Heated Area: 672 HX Base Yr



BLD DATE	03/03/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

216 S 5TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,592
TOTAL MARKET OB/XF VALUE	522
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	258,114
SOH/AGL Deduction	63,696
ASSESSED VALUE	194,418
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,418
TOTAL JUST VALUE	258,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040990	REMODEL	1,000	06/02/2004
20040877	H/AC	4,000	05/10/2004
990762	REPAIR/RRF	1,800	06/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1896/0500	1/01/2014	QC	U	I	11	100
GRANTOR: SAVEDOFF STUART						
GRANTEE: DOC SS FLORIDA INVE						
1022/1468	12/04/2001	WD	Q	I		92,500
GRANTOR: MAYO WILLIAM E & LILA						
GRANTEE: SAVEDOFF STUART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 USP=[YR=1993] N6 W16 S6 E16 $ W20 S28 E8
FOP=[YR=1993] S6 E16 N6 W16 $ E16 N28 $.

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	0819	CONC 12"	0	0	3	8	24.00	SF	9.50	9.50	100	1995	1995	3	72	164	
2	0825	BRICK	0	0	15	3	45.00	SF	8.75	8.75	100	1995	1995	3	91	358	

LAND DESCRIPTION

TOTAL OB/XF 522

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	0	0006	R-2	43.00	100.00	42.50	FF		1.00	1.00	1.00	4,000.00	4,000.00	170,000							

REVIEW DATE 06/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS