

20 SOUTH 5TH STREET LLC/
20 S 5TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0029-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMNT CD										TYPE 1D										EFF. AREA									
Exterior Wall 15										2102 04										3,411									
Roof Structur 04										101.5560										200.83									
Roof Cover 03										1 RSTARANT 2 - 0% - 0										Heated Area: 3232									
Interior Wall 05										44										18									
Interior Floo 12										44										41									
Interior Floo 12										29										26									
Ceiling 14										21										16									
Air Condition 03										13										13									
Heating Type 04										8										16									
Fixtures 24										14										8									
Frame 03										3										14									
Story Height 9										14										37									
RMS 7										7										5									
Stories 2.										11										4									
Units 0										10										3									
BUD8 Adjustme 02										14										7									
Occupancy 00										6										7									
Quality 03										3										7									
DOR CODE 2100										3										7									
MAP NUM										3										7									
NEIGHBORHOOD/LOC 1005.00										3										7									
AREA TYPE										3										7									
TOTAL GROSS AREA										3										7									
PCT OF BASE										3										7									
TOT ADJ AREA										3										7									
SUBAREA MARKET VALUE										3										7									
BAS 1,487										100										1,487									
BAS 208										100										208									
BAS 843										100										843									
CAN 30										30										9									
CAN 105										30										32									
CAN 175										30										52									
DCK 747										10										75									
FUS 514										100										514									
FUS 180										100										180									
ULP 74										15										11									
TOTALS 4,363																				3,411									
EXTRA FEATURES										20 S 5TH ST, FERNANDINA BEACH										BLD DATE 07/31/2018									
L N										OB/XF CODE										DESCRIPTION									
1 0504										FP-ELECTRI										0 0 0 0									
2 0810										CONCRETE A										0 0 32 8									
12 0810										CONCRETE A										0 0 0 0									
13 0446										BOX FNC 6'										0 0 0 0									
14 0463										FENCE GATE										0 0 0 0									
15 0446										BOX FNC 6'										0 0 0 0									
16 0463										FENCE GATE										0 0 0 0									
17 0418										EXHST FAN										0 0 0 0									
18 0855										CONC PAVER										0 0 39 5									
19 0646										LWN SPRK H										0 0 0 0									
TOTALS 13.00										UT 2.00										2.00									
TOTAL OB/XF										7,299										7,299									
L N										USE CODE										CLS									
1 002100										C										RESTAURANT									
CAP										0										0003									
R D										C-3										75.00									
LOC ZONE										100.00										7,500.00									
FRONT										SF										1.00									
DEPTH										1.00										1.00									
TOT LND UTS										1.00										1.00									
UNIT TYPE										1.00										1.00									
D T										1.00										1.00									
DPHT FACT										1.00										1.00									
% COND										1.00										1.00									
TOT ADJ										50.00										50.00									
UNIT PRICE										375,000										375,000									
ADJ UNIT PRICE										375,000										375,000									
LAND VALUE										375,000										375,000									
OTHER ADJUSTMENTS AND NOTES																													
YEAR																													
DENSITY																													
DECL																													
FRZ																													
YR																													
CONSRV																													
REVIEW DATE 07/31/2018										BY KK										Total Acres: 0.00									
Total Land Value: 375,000										Market: 0										Agricultural: 0									
Common: 375,000										PRINTED 08/02/2023 BY SYS																			

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