BLOCK 125 LOT 10 (LESS N 5 FT)
& N5 FT OF LOTS 8 & 9
IN OR 2639 PG 1320

CUMELLA SALVATORE
323 S 5TH ST
FERNANDINA BEACH, FL 32034

# 2023

00-00-31-1800-0125-0100

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |

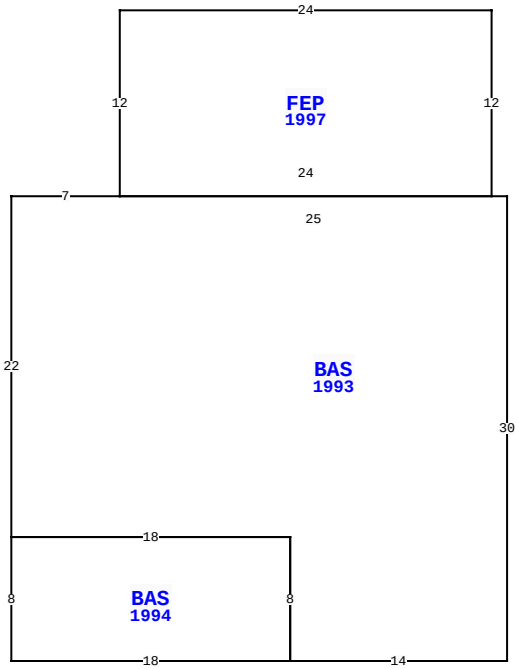
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 816 | 100 | 816 | 62,098 |
| BAS | 144 | 100 | 144 | 10,959 |
| FEP | 288 | 80 | 230 | 17,503 |
| TOTALS | 1,248 | | 1,190 | 90,560 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,190 | 106.7420 | 96.33 | 114,633 | 1971 | 1980 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM – 100% - 0 Heated Area: 960 HX Base Yr




323 S 5TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 90,560 |
| TOTAL MARKET OB/XF VALUE | | 1,245 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 291,805 |
| SOH/AGL Deduction | | 231,467 |
| ASSESSED VALUE | | 60,338 |
| TOTAL EXEMPTION VALUE | HX HB WX DX SX | 60,338 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 291,805 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 266,306 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20060499 | H/AC | 1,500 | 03/13/2006 |
| 10127 | ADDITION | 1,200 | 11/08/1996 |
| 8080 | ADDITION | 2,300 | 01/05/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2639/1320 | 5/11/2023 | WD | Q | I | 01 | 330,000 |
| GRANTOR: BIRD MARY ALICE | | | | | | |
| GRANTEE: CUMELLA SALVATORE | | | | | | |
| 0674/0669 | 1/27/1993 | QC | U | I | 10 | 100 |
| GRANTOR: BIRD JUNE LANG FOGLE | | | | | | |
| GRANTEE: BIRD TOMMIE L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FEP=[YR=1997] W24 S12 BAS=[YR=1993] W7 S22 BAS=[YR=1994] S8 E18 N8 W18 $ E18 S8 E14 N30 W25 $ E24 N12 $ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 8 | 128.00 | SF | 30.00 | 30.00 | 100 | 1989 | 1989 | 3 | 20 | 768 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 11 | 29 | 319.00 | SF | 6.50 | 6.50 | 100 | 1971 | 1971 | 3 | 23 | 477 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,245

| 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 02/02/2017 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS