BLK 125 LOT 11 & N5' OF LOT 10
IN OR 2509/1356
CITY OF FDNA BEACH

BOGLE APRIL LEA
319 5TH ST S
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0125-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

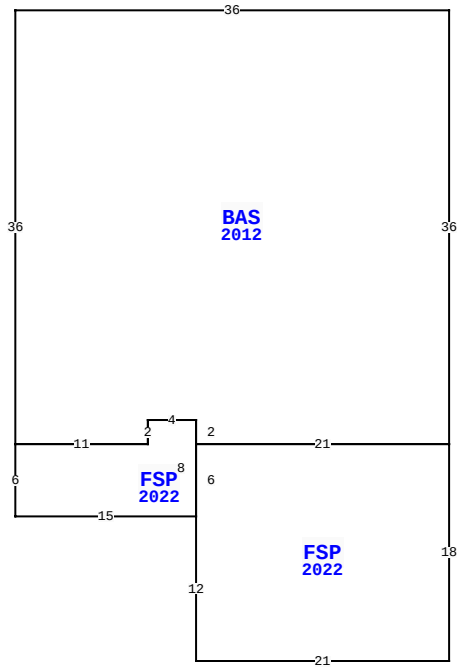
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
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	1,288	100	1,288	263,438
FSP	98	40	39	7,977
FSP	378	40	151	30,885
TOTALS	1,764		1,478	302,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,478	180.3503	214.17	316,543	2012	2012	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2022 Heated Area: 1288 HX Base Yr 2022



319 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		302,299
TOTAL MARKET OB/XF VALUE		13,387
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		535,686
SOH/AGL Deduction		29,026
ASSESSED VALUE		506,660
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		456,660
TOTAL JUST VALUE		535,686
NCON VALUE		38,854
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120127	VINYL FENCE	2,400	01/24/2012
2012091	DRIVEWAY IN ROW	1,000	01/18/2012
20111621	NEW CONSTR	7,307	09/19/2011
20111474	DEMOLITION	4,895	08/26/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2509/1356	10/29/2021	WD	Q	I	01	545,000
GRANTOR: EDWARDS DAVID & JULIE						
GRANTEE: BOGLE APRIL LEA						
2363/0615	5/19/2020	WD	Q	I	01	330,000
GRANTOR: WILDER CHARLES D & CA						
GRANTEE: EDWARDS SARA M & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W36S36 FSP=[YR=2022] S6E15 FSP=[YR=2022] S12E21N18W21S6$ N8W4S2 W11$ E11N2E4S2E21N36$.

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	0810	CONCRETE A	0	100	0	0	1,051.00	SF	6.50	6.50	100	2012	2012	3	94	6,422	
2	1242	WD DECK A	0	100	10	10	100.00	SF	4.00	4.00	100	2012	2012	3	60	240	
3	0476	VF 6 SBPL	0	100	0	0	226.00	LF	32.00	32.00	100	2012	2012	3	85	6,147	
4	0479	VF PICKET	0	100	0	0	68.00	LF	10.00	10.00	100	2012	2012	3	85	578	

LAND DESCRIPTION

TOTAL OB/XF 13,387

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	55.00	100.00	55.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	220,000							

REVIEW DATE 02/02/2017 BY DJ Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/02/2023 BY SYS