BLOCK 126 LOT 2
IN OR 2109/1742
CITY OF FDNA BEACH

CRUIKSHANK KENNETH DAVID & STACY JOHNSON
308 S 5TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0126-0020

BUILDING CHARACTERISTICS

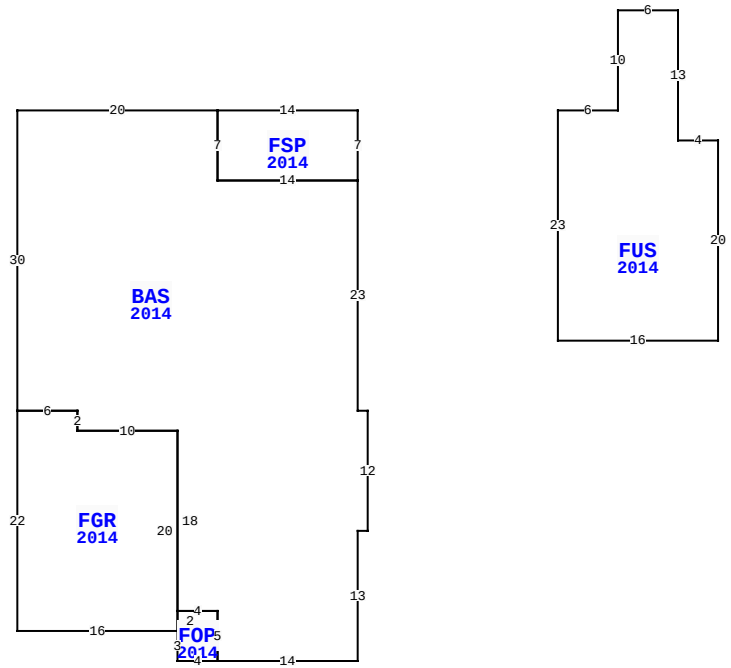
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,384	100	1,384	194,739
FGR	332	55	183	25,749
FOP	20	30	6	844
FSP	98	40	39	5,487
FUS	416	100	416	58,534
TOTALS	2,250		2,028	285,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,028	123.4310	146.57	297,244	2014	2014	0	0	0	4.00	96.00

2 SNGL FAM – 100% - 2018 Heated Area: 1800 HX Base Yr 2018



308 S 5TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		285,354
TOTAL MARKET OB/XF VALUE		5,275
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		490,629
SOH/AGL Deduction		273,118
ASSESSED VALUE		217,511
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		162,511
TOTAL JUST VALUE		490,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20174030	PERGOLA	0	12/22/2017
20141712	F/P	495	08/04/2014
20141416	NEW CONSTR	1,250	06/30/2014
20141162	NEW CONSTR	193,007	06/02/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2109/1742	3/28/2017	WD	Q	I	01	375,000
GRANTOR: GERRITY JOSEPH JR & C						
GRANTEE: CRUIKSHANK KENNETH						
1925/0258	6/27/2014	WD	Q	V	02	42,000
GRANTOR: STEVE HEAD LLC						
GRANTEE: GERRITY JOSEPH JR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W14 BAS=[YR=2014] W20 S30 FGR=[YR=2014] S22 E16 FOP=[YR=2014] S3 E4 N5 W4 S2$ N20 W10 N2 W6$ E6 S2 E10 S18 E4 S5 E14 N13 E1 N12 W1 N23 W14 N7$ S7 E14 N7$ PTR= E20 FUS=[YR=2014] E6 N10 E6 S13 E4 S20 W16 N23$ W20$.

EXTRA FEATURES

L N	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	0811	CONCRETE B	0	100	0	0	618.00	SF	5.20	5.20	100	2014	2014	3	95	3,053	
2	0811	CONCRETE B	0	100	0	0	57.00	SF	5.20	5.20	100	2014	2014	3	95	282	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 5,275

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	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 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS