BLOCK 126 LOT 4
IN OR 865/1747
CITY OF FDNA BEACH

MATHENY DIANN M
320 S 5TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0126-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

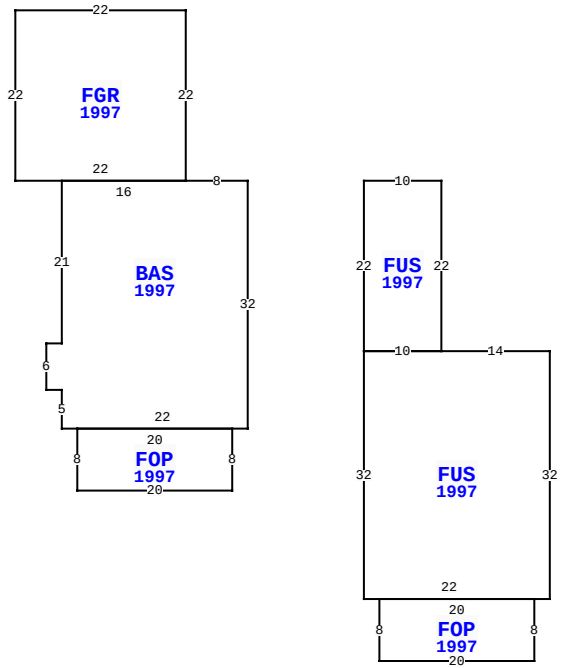
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	70,754
FGR	484	55	266	24,129
FOP	160	30	48	4,354
FOP	160	30	48	4,354
FUS	220	100	220	19,957
FUS	768	100	768	69,665
TOTALS	2,572		2,130	193,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,130	114.2190	103.08	219,560	1997	1997	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1768 HX Base Yr



320 S 5TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		193,213
TOTAL MARKET OB/XF VALUE		18,637
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		411,850
SOH/AGL Deduction		0
ASSESSED VALUE		411,850
TOTAL EXEMPTION VALUE	13	411,850
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		411,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080144	GAS PIPING / 1 FI	475	01/31/2008
10623	NEW CONSTR	100,000	07/24/1997
4713	DEMOLITION	0	03/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0865/1747	2/04/1999	WD	Q	I		150,500
GRANTOR: HAWKINS PHILIP & MARY						
GRANTEE: MATHENY JAMES A & D						
0780/1335	12/27/1996	WD	Q	V		17,000
GRANTOR: DAVIS JEAN H ET AL HE						
GRANTEE: HAWKINS PHILIP & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W8 FGR=[YR=1997] N22 W22 S22 E22 $ W16 S21 W2 S6 E2 S5 E2 FOP=[YR=1997] S8 E20 N8 W20 $ E22 N32 $ PTR= E15 FUS=[YR=1997] E10 S22 FUS=[YR=1997] E14 S32 W2 FOP=[YR=1997] S8 W20 N8 E20 $ W22 N32 E10 $ W10 N22 $ W15 $.

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	1,901.00	SF	6.50	6.50	100	1997	1997	3	75	9,267	
2	0825	BRICK	0	100	7	36	252.00	SF	6.25	6.25	100	1999	1999	3	94	1,481	
3	0476	VF 6 SBPL	0	100	0	0	57.00	LF	32.00	32.00	100	1999	1999	3	52	948	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1999	1999	3	52	156	
5	0858	SCULP CONC	0	100	0	0	520.00	SF	13.00	13.00	100	1999	1999	3	94	6,354	
6	0810	CONCRETE A	0	100	0	0	84.00	SF	6.50	6.50	100	1999	1999	3	79	431	

LAND DESCRIPTION

TOTAL OB/XF 18,637

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 06/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS