BLOCK 126 LOT 5 (EX S-1)
IN OR 1328/975
CITY OF FDNA BEACH

MCGINNIS MICHAEL H/MCGINNIS JEAN D
322-A S 5TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0126-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

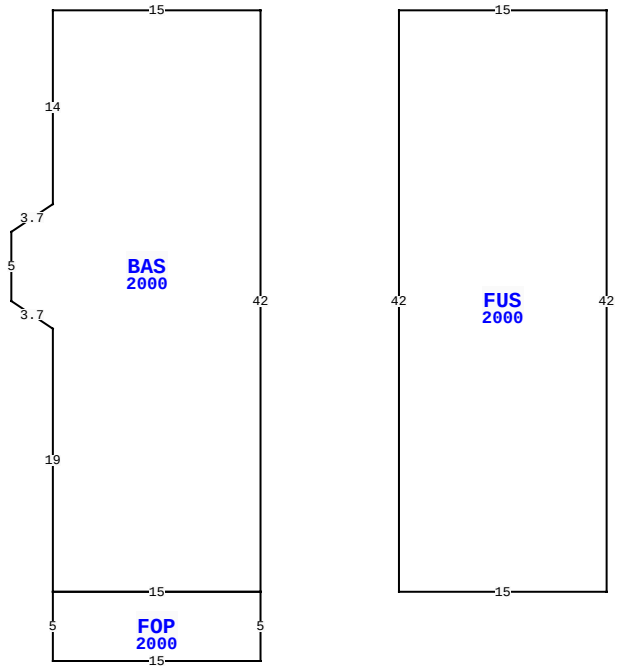
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	651	100	651	70,658
FOP	75	30	22	2,388
FUS	630	100	630	68,378
TOTALS	1,356		1,303	141,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,303	127.6548	121.27	158,015	2000	2000	0	0	0	10.50	89.50

1 TOWNHOUSE - 100% - 2006 Heated Area: 1281 HX Base Yr 2006



322 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		141,423
TOTAL MARKET OB/XF VALUE		1,827
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		253,250
SOH/AGL Deduction		143,872
ASSESSED VALUE		109,378
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		9,378
TOTAL JUST VALUE		253,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990917	NEW CONSTR	111,278	07/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1328/0975	6/27/2005	WD	Q	I		199,900
GRANTOR: CRILLY REGINA G						
GRANTEE: MCGINNIS MICHAEL H						
1020/1126	11/21/2001	WD	U	I	07	100
GRANTOR: GERRITY JOSEPH JR & S						
GRANTEE: CRILLY REGINA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W15 S14 L3 D2 S5 R3 D2 S19 FOP=[YR=2000] S5 E15 N5 W15 $ E15 N42 $ PTR= E10 FUS=[YR=2000] E15 S42 W15 N42 $ W10 $.

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	8	10	80.00	SF	6.50	6.50	100	2000	2000	3	80	416	
2	0810	CONCRETE A	0	100	0	0	207.00	SF	6.50	6.50	100	2000	2000	3	80	1,076	
3	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00	30.00	100	2006	2006	3	31	335	

LAND DESCRIPTION

TOTAL OB/XF 1,827

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	25.00	100.00	25.00	FF		1.00	1.00	1.10	4,000.00	4,400.00	110,000							

REVIEW DATE 06/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS