BLOCK 126 S1/2 OF LOT 5
IN OR 1698/437
CITY OF FDNA BEACH

DICAIR CANDACE
3357 TILDEN STREET
PHILADELPHIA, PA 19129

2023

00-00-31-1800-0126-0051

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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

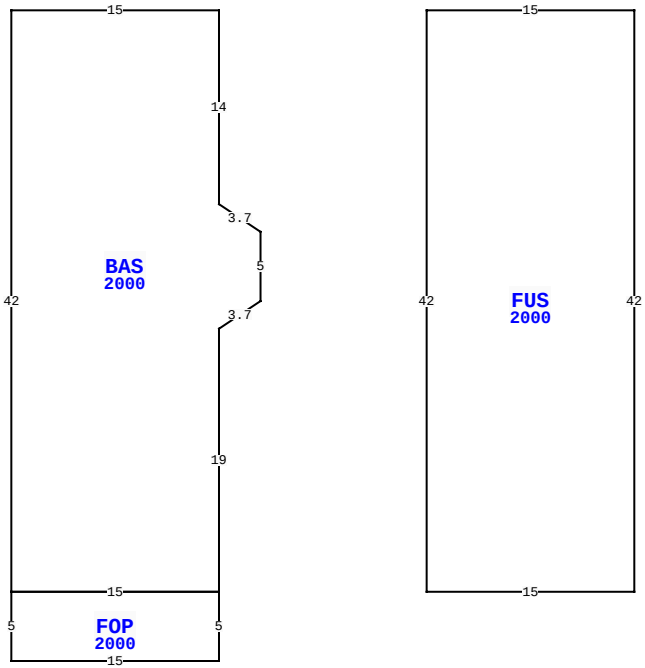
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	651	100	651	72,772
FOP	75	30	22	2,459
FUS	630	100	630	70,425
TOTALS	1,356		1,303	145,657

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	131.4768	124.90	162,745	2000	2000	0	0	0	10.50	89.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1281 HX Base Yr



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	145,657
TOTAL MARKET OB/XF VALUE	2,294
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	257,951
SOH/AGL Deduction	34,562
ASSESSED VALUE	223,389
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,389
TOTAL JUST VALUE	257,951
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1698/0437	8/31/2010	WD	Q	I	01	145,000
GRANTOR: GIBSON YVONNE L & SEA						
GRANTEE: DICAIR CANDACE						
1020/1411	11/21/2001	WD	U	I	05	105,000
GRANTOR: GERRITY JOSEPH JR & S						
GRANTEE: GIBSON YVONNE L & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W15 S42 FOP=[YR=2000] S5 E15 N5 W15 $ E15 N19 R3 U2 N5 U2 L3 N14 $ PTR= E15 FUS=[YR=2000] E15 S42 W15 N42 $ 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	0	8	10	80.00	SF	6.50	6.50	100	2000	2000	3	80	416	
2	0810	CONCRETE A	0	0	0	0	207.00	SF	6.50	6.50	100	2000	2000	3	80	1,076	
3	0940	SHEDS/PORT	0	0	6	11	66.00	SF	45.00	45.00	100	2005	2005	3	27	802	

LAND DESCRIPTION

TOTAL OB/XF 2,294

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	0	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