BLK 137 S 97 FT OF LOTS 6 & 7
IN OR 1997/950
CITY OF FDNA BEACH

FITZGERALD JOAN D/DUNCAN MICHELE A
428 S 5TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0137-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

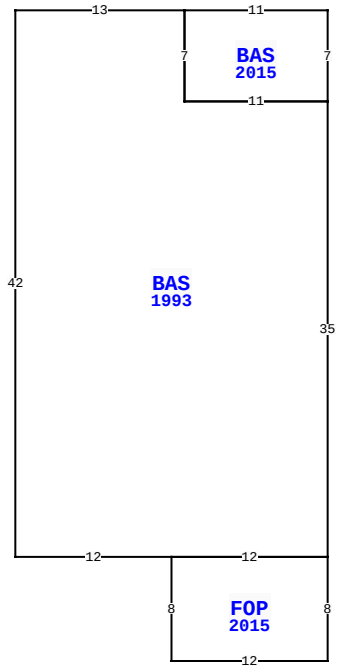
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	931	100	931	108,752
BAS	77	100	77	8,995
FOP	96	30	29	3,387
TOTALS	1,104		1,037	121,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,037	106.9200	126.97	131,668	1920	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2016 Heated Area: 1008 HX Base Yr 2016



428 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		121,135
TOTAL MARKET OB/XF VALUE		1,823
TOTAL LAND VALUE - MARKET		388,000
TOTAL MARKET VALUE		510,958
SOH/AGL Deduction		327,720
ASSESSED VALUE		183,238
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		83,238
TOTAL JUST VALUE		510,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151394	CO ISSUED	0	07/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1997/0950	8/14/2015	WD	Q	I	01	260,000
GRANTOR: DISBROW BUILDERS INC						
GRANTEE: FITZGERALD JOAN D &						
1953/1634	12/22/2014	CT	U	I	18	41,700
GRANTOR: CLERK OF COURT						
GRANTEE: DISBROW BUILDERS IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W11 BAS=[YR=1993] W13 S42 E12 FOP=[YR=2015] S8 E12 N8 W12$ E12 N35 W11 N7 $ S7 E11N7 $.

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	4	9	36.00	SF	6.50	6.50	100	1920	1920	3	20	47	
2	1242	WD DECK A	0	100	24	10	240.00	SF	10.00	10.00	100	2015	2015	3	74	1,776	

LAND DESCRIPTION

TOTAL OB/XF 1,823

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	97.00	100.00	97.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	388,000							

REVIEW DATE 06/30/2020 BY DJA Total Acres: 0.00 Total Land Value: 388,000 Market: 0 Agricultural: 0 Common: 388,000 PRINTED 08/02/2023 BY SYS