BLOCK 150 LOTS 5 6 & 7
IN OR 1950/1053
EX S 75' OF LOTS 6 & 7

DONALDSON DEGRA
624 S 5TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0150-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

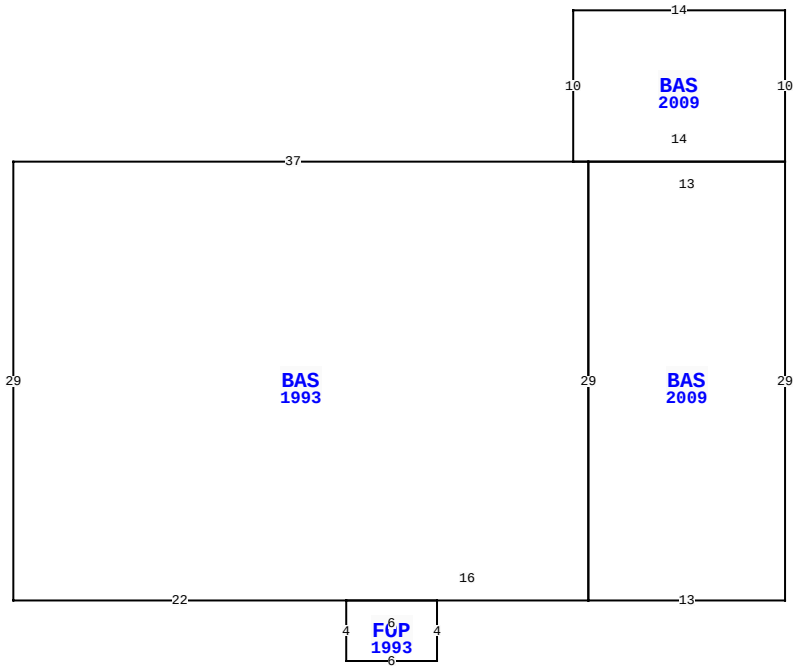
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,102	100	1,102	87,247
BAS	140	100	140	11,084
BAS	377	100	377	29,848
FOP	24	30	7	554
TOTALS	1,643		1,626	128,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,626	100.1946	90.43	147,039	1991	1997	0	0	0	12.45	87.55

1 SINGLE FAM – 100% - 0 Heated Area: 1619 HX Base Yr



624 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		128,733
TOTAL MARKET OB/XF VALUE		7,226
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		398,459
SOH/AGL Deduction		296,998
ASSESSED VALUE		101,461
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		46,461
TOTAL JUST VALUE		398,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6423	NEW CONSTR	33,000	03/18/1991
6179	NEW CONSTR	40,800	09/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1950/1053	12/05/2014	QC	U	I	11	100
GRANTOR: DONALDSON DEGRA ANN						
GRANTEE: DONALDSON DEGRA						
1654/1872	12/08/2009	QC	U	I	11	40,500
GRANTOR: DONALDSON RONALD L						
GRANTEE: DONALDSON RONALD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W14S10 BAS=[YR=1993] W37S29 E22 FOP=[YR=1993] S4E6N4W6$ E16 BAS=[YR=2009] E13N29W13S29$N29 W1$ E14N10$.

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	507.00	SF	6.50	6.50	100	1991	1991	3	64	2,109	
2	1243	WD DECK F	0	100	0	0	171.00	SF	3.20	3.20	100	2004	2004	3	24	131	
3	0810	CONCRETE A	0	100	10	2	20.00	SF	6.50	6.50	100	2004	2004	3	86	112	
4	0940	SHEDS/PORT	0	100	2009	0	280.00	SF	30.00	30.00	100	2009	2009	3	45	3,780	
5	1243	WD DECK F	0	100	16	19	304.00	SF	8.00	8.00	100	2009	2009	3	45	1,094	

LAND DESCRIPTION

TOTAL OB/XF 7,226

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	75.00	100.00	75.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	262,500							

REVIEW DATE 06/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/02/2023 BY SYS