BLOCK 187 LOT 2
CITY OF FDNA BEACH

KNIGHT NORMAN J TRUST/KNIGHT NORMAN K TRUSTEE
1250 S 5TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0187-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

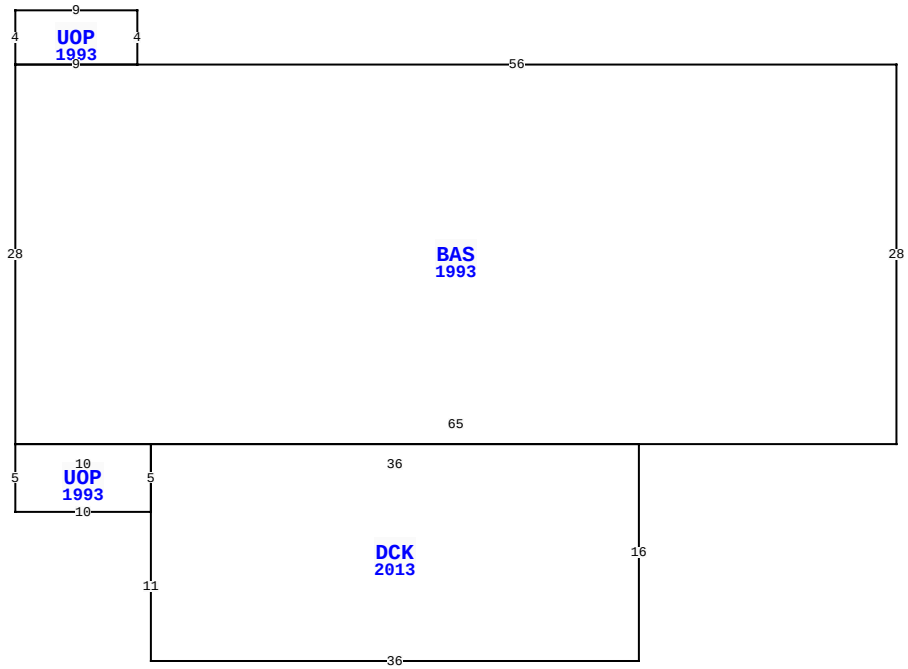
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	129,303
DCK	576	10	58	4,120
UOP	36	20	7	497
UOP	50	20	10	711
TOTALS	2,482		1,895	134,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,895	102.9000	92.87	175,989	1957	1957	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1820 HX Base Yr 2020



1250 S 5TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		134,632
TOTAL MARKET OB/XF VALUE		1,536
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		221,168
SOH/AGL Deduction		73,945
ASSESSED VALUE		147,223
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,223
TOTAL JUST VALUE		221,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0379	CHNGE SRVC	900	08/01/1993
3970	N/A	18,600	03/25/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2300/1261	8/12/2019	FJ	U	I	11	0
GRANTOR: KNIGHT E NORMAN JR ES						
GRANTEE: NORMAN JEFFREY KNIG						
2294/1932	8/01/2019	PR	U	I	11	100
GRANTOR: WILKES CAROLYN J P/R						
GRANTEE: NORMAN JEFFREY KNIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 UOP=[YR=1993] N4 W9 S4 E9 $ W9 S28
UOP=[YR=1993] S5 E10 DCK=[YR=2013] S11 E36 N16 W36 S5$ N5 W10 $ E65 N28 $.

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	
2	0940	SHEDS/PORT	0	100	20	8	160.00	SF	30.00	30.00	100	2003	2003	3	22	1,056	

LAND DESCRIPTION

TOTAL OB/XF 1,536

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			100.00	100.00	100.00	FF		1.00	1.00	1.00	850.00	850.00	85,000							

REVIEW DATE 06/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS