BLOCK 188 LOT 5
IN OR 1797/458
CITY OF FDNA BEACH

SMART SARAH E & JEREMY A
1293 S 5TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0188-0050

BUILDING CHARACTERISTICS

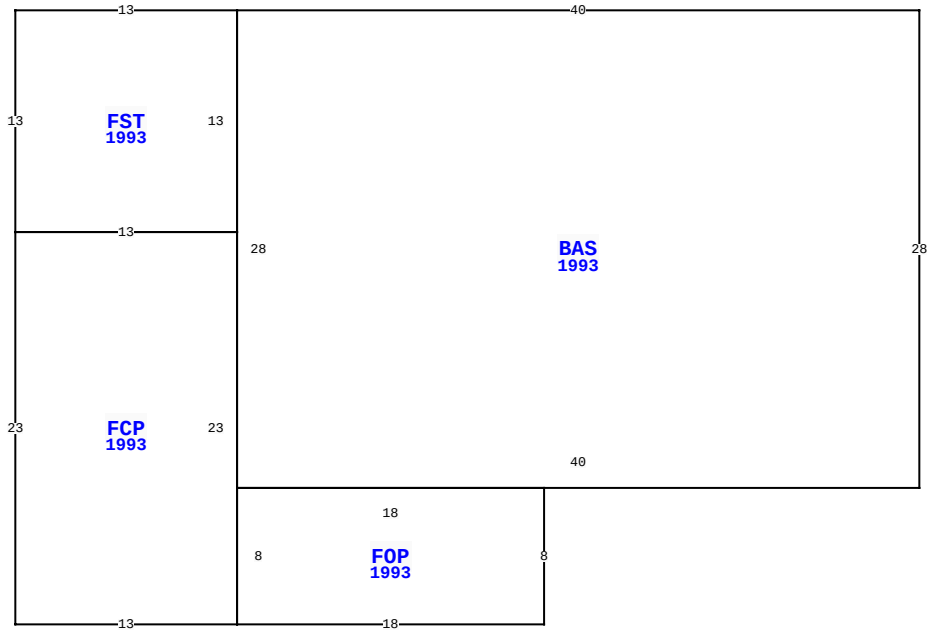
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	04	BUILT-UP 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,120	100	1,120	94,755
FCP	299	25	75	6,346
FOP	144	30	43	3,638
FST	169	55	93	7,868
TOTALS	1,732		1,331	112,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,331	123.1048	111.10	147,874	1963	1990	0	0	0	23.85	76.15

1 SINGLE FAM – 0% - 0 Heated Area: 1120 HX Base Yr



1293 S 5TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	112,606
TOTAL MARKET OB/XF VALUE	528
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	198,134
SOH/AGL Deduction	35,324
ASSESSED VALUE	162,810
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,810
TOTAL JUST VALUE	198,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1797/0458	6/06/2012	WD	U	I	30	115,000
GRANTOR: DARBY MICHAEL L & JAC						
GRANTEE: SMART SARAH E & JER						
1098/0881	12/04/2002	WD	Q	I		76,000
GRANTOR: BERGER TRACY M DUNMAN						
GRANTEE: DARBY MICHAEL L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FST=[YR=1993] W13 S13 FCP=[YR=1993] S23 E13 N23W13$ E13N13 $ S28 FOP=[YR=1993] S8 E18 N8W18$ E40 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	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50	6.50	100	1963	1963	3	20	125	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2002	2002	3	21	403	

LAND DESCRIPTION

TOTAL OB/XF 528

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

REVIEW DATE 02/03/2017 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS