BLOCK 280 LOTS 12 & 13
CITY OF FDNA BEACH

DUNCAN THERESA M/GROSS ZEBULEN DAVID SILAS
515 S 5TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0280-0120

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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

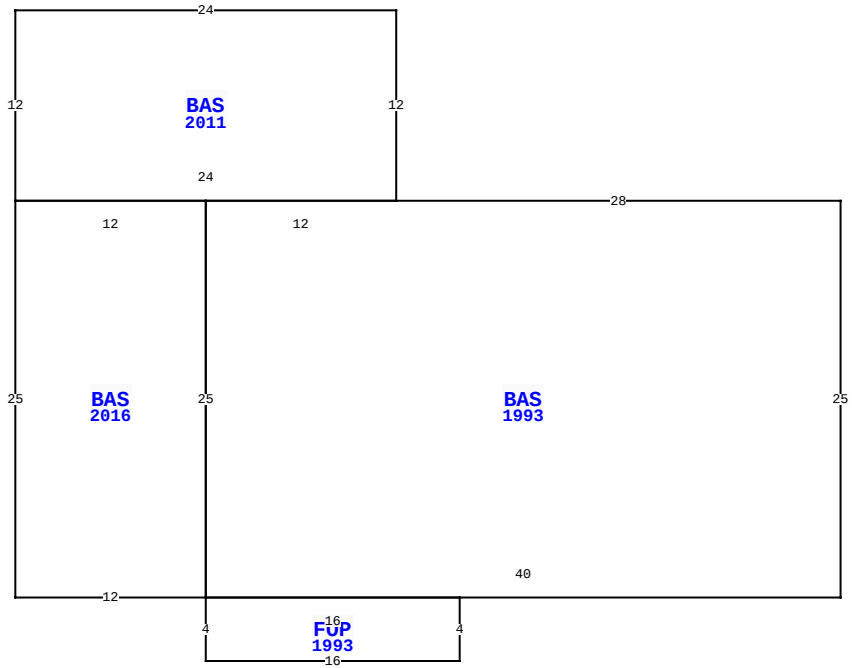
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	40,415
BAS	288	100	288	11,640
BAS	300	100	300	12,124
FOP	64	30	19	768
TOTALS	1,652		1,607	64,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,607	110.5680	99.79	160,363	1973	1973	0	0	40	19.50	40.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1588 HX Base Yr 2019



515 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		64,947
TOTAL MARKET OB/XF VALUE		941
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		365,888
SOH/AGL Deduction		144,786
ASSESSED VALUE		221,102
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,102
TOTAL JUST VALUE		365,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160971	REMODEL	0	04/11/2016
20111989	WATER SERVICE	500	11/07/2011
20111663	1 TON H/AC	2,500	09/22/2011
20111328	ADDITION ELEC.	600	08/09/2011
20111141	REBUILD BACK PORC	12,000	07/11/2011
20071102	REPLACE 10 WINDOW	3,600	06/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2490/1237	8/09/2021	WD	U	I	11	100
GRANTOR: DUNCAN THERESA M						
GRANTEE: DUNCAN THERESA M &						
2196/1917	5/08/2018	WD	U	I	11	100
GRANTOR: DUNCAN TODD & REGINA						
GRANTEE: DUNCAN THERESA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 BAS=[YR=2011] N12W24S12 E24$W12
BAS=[YR=2016] W12S25 E12N25$ S25 FOP=[YR=1993]
S4E16N4W16$E40N25$.

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	54	10	540.00	SF	6.50	6.50	100	1973	1973	3	25	878	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	1973	1973	3	25	63	

LAND DESCRIPTION

TOTAL OB/XF 941

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	100.00	100.00	100.00	FF		1.00	1.00	0.75	4,000.00	3,000.00	300,000							

REVIEW DATE 01/25/2021 BY RK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS