

LOT 148
IN OR 1295/1740 & OR 1819/1453
BEACHWOOD VLG #2 PB 4/35 & 36

COMFORT FAMILY TRUST/COMFORT JEFFREY CO-TRUSTEE
5 BUCKTHORNE DRIVE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0202-0148-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 10

NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,726	100	1,726	229,098
FGR	504	55	277	36,767
FOP	56	30	17	2,257
FUS	732	100	732	97,161

TOTALS 3,018 2,752 365,283

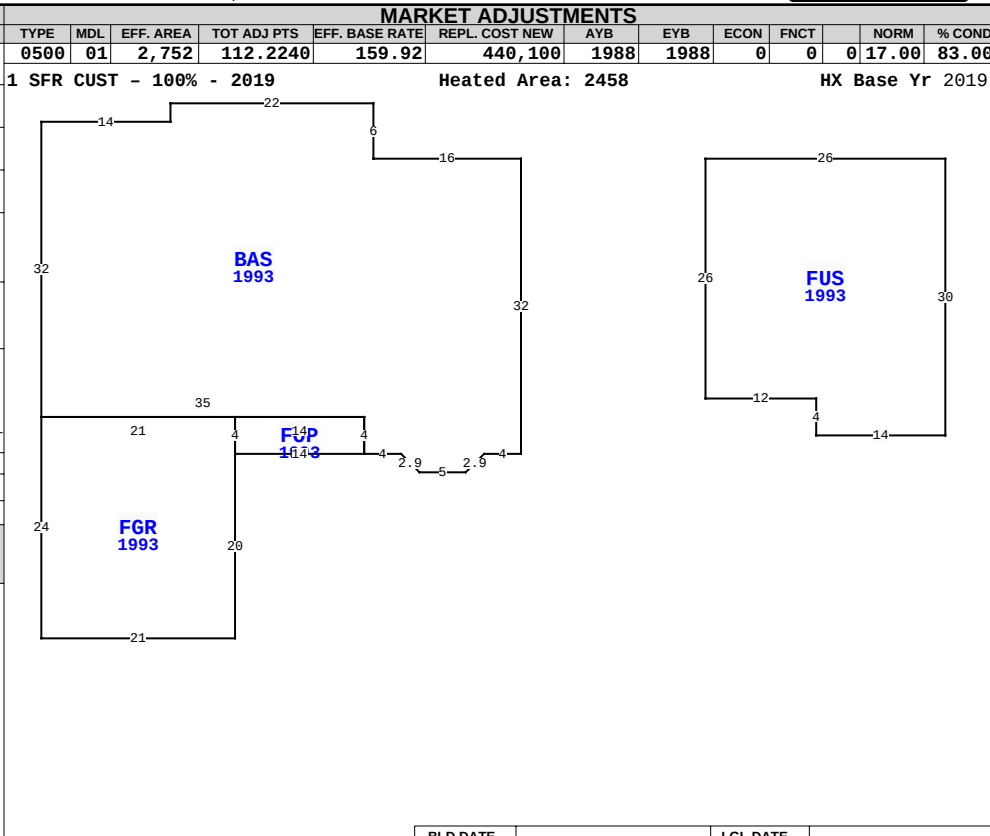
EXTRA FEATURES

L N	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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
2	0855	CONC PAVER	0 100	0	0	192.00	SF	7.00	7.00	100	2013	2013	3	95	1,277	
3	1121	CB 4"	0 100	0	0	120.00	SF	5.00	5.00	100	1988	1988	3	57	342	
4	0855	CONC PAVER	0 100	0	0	774.00	SF	7.00	7.00	100	2013	2013	3	95	5,147	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 04/24/2017 BY DJX



5 BUCKTHORNE DR, FERNANDINA BEACH

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

TOTAL OB/XF 8,086

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000

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VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		365,283
TOTAL MARKET OB/XF VALUE		8,086
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		723,369
SOH/AGL Deduction		341,238
ASSESSED VALUE		382,131
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		332,131
TOTAL JUST VALUE		723,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4059	N/A	100,250	04/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1819/1453	8/22/2012	WD U	I	I	16	41,800

GRANTOR: STEARNS FREDERIC W &

GRANTEE: COMFORT JEFFREY & S

1295/1740 2/16/2005 WD U I 06 100

GRANTOR: COMFORT JEFFREY & SUS

GRANTEE: COMFORT JEFFREY ETA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N6 W22 S2 W14 S32 FGR=[YR=1993] S24 E21 N20
FOP=[YR=1993] E14 N4 W14 S4\$ N4 W21\$ E35 S4 E4 D2 R2 E5
U2 R2 E4 N32\$ PTR=E20 FUS=[YR=1993] E26 S30 W14 N4 W12 N26\$ W20\$.

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