

LOT 27
IN OR 2144/1803
MARSH CREEK VLG UNIT 1 PB 4/18

ALBACHIARA ANTHONY G & MARGUERITE J
5 PAINTED BUNTING
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1300-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,049	100	2,049	160,968
FDG	550	60	330	25,925
FOP	30	30	9	707
FOP	30	30	9	707
FSP	330	40	132	10,370
FST	30	55	16	1,257
FUS	1,392	100	1,392	109,354
UOP	137	20	27	2,121

TOTALS	4,548	3,964	311,409
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	
2	0811	CONCRETE B	0	100	0	828.00	SF	5.20	
3	0811	CONCRETE B	0	100	0	823.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0500	01	3,964	91.1250	129.85	514,725	1983	1983	0	0	20	19.50	60.50
1 SFR CUST - 100% - 2018												
Heated Area: 3441												
HX Base Yr 2018												

5 PAINTED BUNTING, FERNANDINA BEACH										
BLD DATE		XF DATE		INC DATE		LGL DATE		AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	1983	1983	3	56	1,120	
828.00	SF	5.20	5.20	100	1983	1983	3	44	1,894	
823.00	SF	5.20	5.20	100	1996	1996	3	73	3,124	

TOTAL OB/XF												
6,138												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			311,409
TOTAL MARKET OB/XF VALUE			6,138
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			767,547
SOH/AGL Deduction			357,225
ASSESSED VALUE			410,322
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			360,322
TOTAL JUST VALUE			767,547
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			636,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7516	REMODEL	1,500	09/09/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/1803	8/30/2017	SW	Q	I	01	400,000
GRANTOR: SHANNON PATRICIA L L/						
GRANTEE: ALBACHIARA ANTHONY						
2144/1800	7/14/1999	FJ	U	I	11	100
GRANTOR: SHANNON THOMAS H ESTA						
GRANTEE: SHANNON PATRICIA L						

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=1993] W22 S6 BAS=[YR=1993] W21 FSP=[YR=1993] N11 W22 S15 E22 N4\$ S4 W15 S19 FOP=[YR=1993] S6 E5 N6 W5\$ E5 S18 E24 FOP=[YR=1993] E5 N6 W5 S6 \$ N6 E29 N34 W5 N1 W17\$ E17 S1 E5 N7\$ PTR= E15 FUS=[YR=1993] E58 S24 W58 N24\$ W15\$ PTR=N10 FDG=[YR=1996] N22 E12 FST=[YR=1996] N5 E6 S5 W6\$ E13 S22 W25\$ S10\$.									