IN OR 2198/1940

ERDMANN STEFAN J
P O BOX 1156
YULEE, FL 32041

2023

12-3N-29-0000-0002-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

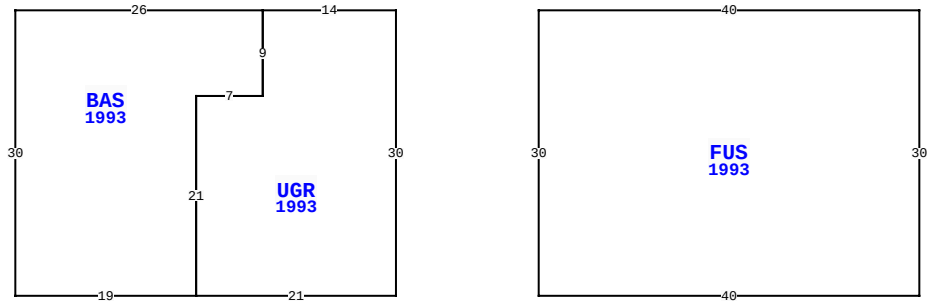
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1023.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	633	100	633	64,611
FUS	1,200	100	1,200	122,484
UGR	567	45	255	26,028
TOTALS	2,400		2,088	213,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,088	110.7400	131.50	274,572	1976	1985	0	0	0	22.38	77.62

1 SNGL FAM – 0% - 0 Heated Area: 1833 HX Base Yr



2800 W 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: 2	Tax Dist:
BUILDING MARKET VALUE	213,123
TOTAL MARKET OB/XF VALUE	7,455
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	445,578
SOH/AGL Deduction	58,835
ASSESSED VALUE	386,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	386,743
TOTAL JUST VALUE	445,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	407,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8472	REMODEL	4,900	08/03/1994
5765B	REPAIR/RRF	2,700	01/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2198/1940	5/29/2018	QC	U	I	11	100
GRANTOR: GOODBREAD JUTTA B						
GRANTEE: ERDMANN STEFAN J						
1792/1547	5/07/2012	QC	U	I	11	100
GRANTOR: GOODBREAD JUTTA B						
GRANTEE: ERDMANN STEFAN J						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W14 BAS=[YR=1993] W26 S30 E19 N21 E7 N9 $ S9 W7 S21 E21 N30 $ PTR= E15 FUS=[YR=1993] E40 S30 W40 N30 $ W15 $.

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	46	21	966.00	SF	6.50	6.50	100	1976	1976	3	28	1,758	
2	0810	CONCRETE A	0	0	10	40	400.00	SF	6.50	6.50	100	1976	1976	3	28	728	
3	1241	WD DECK G	0	0	0	0	216.00	UT	20.13	20.13	100	1985	1985	3	20	869	
4	0810	CONCRETE A	0	0	72	12	864.00	SF	6.50	6.50	100	1996	1996	3	73	4,100	

LAND DESCRIPTION

TOTAL OB/XF 7,455

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	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 10/01/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS