

SMITH DAISY
5161 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

00-00-30-0580-0004-0000

[illegible]

LOTS 4 THRU 6
REPLAT RIVERVIEW LOTS 1 THRU 4
DB 192/225 &

SMITH DAISY
5161 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0580-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3035.00	

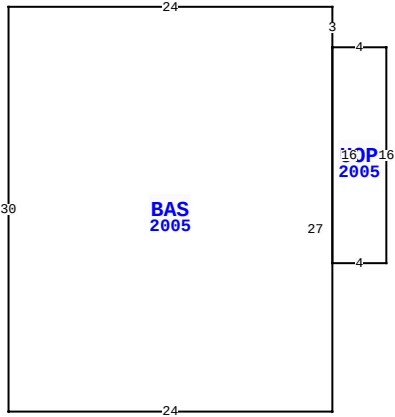
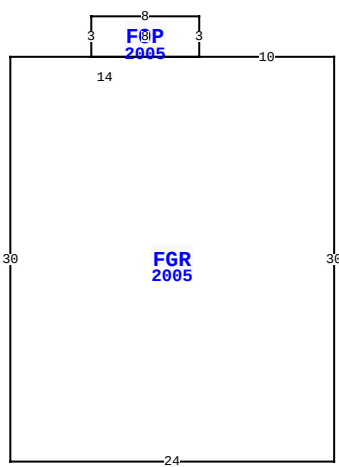
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	107,087
FGR	720	55	396	58,898
FOP	24	30	7	1,041
UOP	64	20	13	1,934

TOTALS	1,528	1,136	168,960
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	0920	CWALL-WD/M	0 100	0	0	198.00	LF	390.00	390.00	100	2016
12	0811	CONCRETE B	0 100	0	0	638.00	SF	5.20	5.20	100	1993
13	1126	CB/STC 8"	0 100	0	0	434.00	SF	4.00	4.00	100	2005
14	0462	ST/AL FNC	0 100	0	0	557.00	SF	10.00	10.00	100	2005
15	0092	AUTO GATE	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,136	123.3750	185.06	210,228	1969	1980	0	0	0 19.63	80.37
2 SFR CUST - 100% - 2016				Heated Area: 720				HX Base Yr 2016			



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										2,166,976	
TOTAL MARKET OB/XF VALUE										169,203	
TOTAL LAND VALUE - MARKET										1,920,000	
TOTAL MARKET VALUE										4,256,179	
SOH/AGL Deduction										2,232,043	
ASSESSED VALUE										2,024,136	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										1,974,136	
TOTAL JUST VALUE										4,256,179	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										4,095,485	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515468	FOUNDATION	25,000	06/01/2005
B15869	NEW CONSTR	0	03/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	7/27/2016	CN	U	V	37	525,000	
GRANTOR: RIVER GREEN ESTATES L							
GRANTEE: SMITH DAISY							
9999/9999	1/15/2015	CN	Q	I	02	1,400,000	
GRANTOR: JACOBSEN C DAVID & IR							
GRANTEE: SMITH DAISY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2005] W10 FOP=[YR=2005] N3 W8 S3 E8 \$ W14 S30 E24 N30 \$ PTR= E15 BAS=[YR=2005] E24 S3 UOP=[YR=2005] E4 S16 W4 N16\$ S27 W24 N30 \$ W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T