PT LOT 1 IN OR 686/288 &
DOCKAGE ESMT IN OR 1503/407
(EX ACCESS ESMT IN OR 807/608)

RALPH SUSAN L
5059 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0780-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

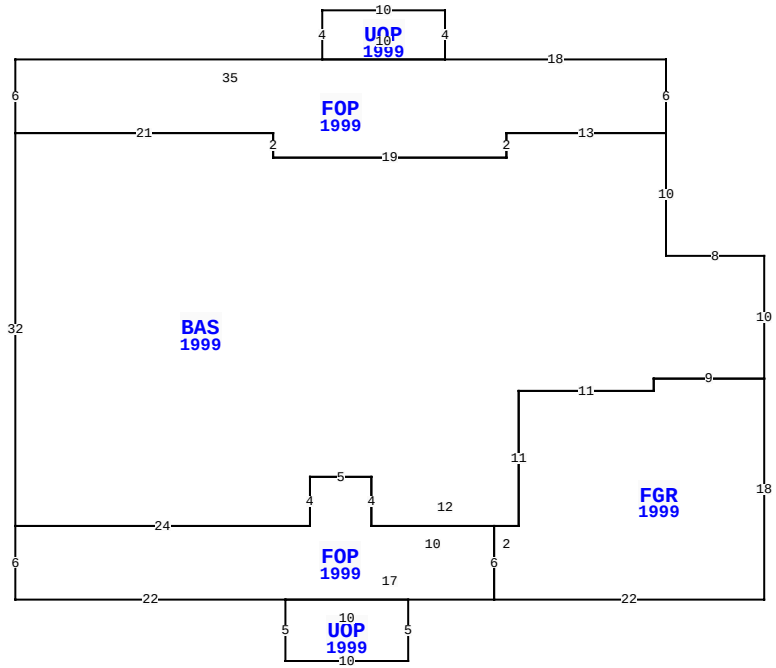
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,585	100	1,585	199,019
FGR	361	55	199	24,987
FOP	254	30	76	9,543
FOP	356	30	107	13,435
UOP	40	20	8	1,004
UOP	50	20	10	1,256
TOTALS	2,646		1,985	249,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,985	113.5000	141.88	281,632	1999	1999	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 1998 Heated Area: 1585 HX Base Yr 1998



5059 FIRST COAST HWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		249,244
TOTAL MARKET OB/XF VALUE		3,786
TOTAL LAND VALUE - MARKET		1,200,000
TOTAL MARKET VALUE		1,453,030
SOH/AGL Deduction		1,080,128
ASSESSED VALUE		372,902
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		322,902
TOTAL JUST VALUE		1,453,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,441,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805400	NEW CONSTR	132,800	09/01/1998
BP 4156	N/A	0	04/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1503/0407	5/25/2007	MS	U	I	06	100
GRANTOR: QUATTLEBAUM MARGARET						
GRANTEE: QUATTLEBAUM MARGARE						
1502/0738	5/25/2007	MS	U	I	06	100
GRANTOR: QUATTLEBAUM MARGARET						
GRANTEE: QUATTLEBAUM MARGARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W8 N10 FOP=[YR=1999] N6 W18 UOP=[YR=1999] N4 W10 S4 E10 $ W35 S6 E21 S2 E19 N2 E13 $ W13 S2 W19 N2 W21 S32 FOP=[YR=1999] S6 E22 UOP=[YR=1999] S5 E10 N5 W10 $ E17 FGR=[YR=1999] E22 N18 W9 S1 W11 S11 W2 S6 $ N6 W10 N4 W5 S4 W24 $ E24 N4 E5 S4 E12 N11 E11 N1 E9 N10 $.

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	16	11	176.00	SF	6.50	6.50	100	1999	1999	3	77	881	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 3,786

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	000116	C	SFR MARSH	100		RSF-	1200.00	285.00	200.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	1,200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 08/06/2024 BY SYS