

LOT 3
THOMAS MANOR PB 3/37
RP 224068

BOHO SURF SHACK LLC
27 S 5TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-0860-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	16,397
BAS	80	100	80	1,682
BAS	208	100	208	4,373
USP	96	50	48	1,009

TOTALS	1,164	1,116	23,459
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0680	POLE SHED	0	0	0	224.00	SF	10.00	10.00
2	0510	GARAGE WD-	0	0	0	264.00	SF	35.00	35.00
3	0811	CONCRETE B	0	0	0	696.00	SF	5.20	5.20
4	0811	CONCRETE B	0	0	0	323.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0006	RSF-	2100.00	110.00	100.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,116	100.1000	70.07	78,198	1970	1985	0	0	70.00	30.00	
1 M/H 93- - 0% - 0												
Heated Area: 1068												
HX Base Yr												
USP 2009 12												
BAS 2004 26												
BAS 1993 27												
BAS 2004 20												

2025 FRIENDLY RD, FERNANDINA BEACH

BLD DATE	01/27/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		23,459	
TOTAL MARKET OB/XF VALUE		6,616	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		130,075	
SOH/AGL Deduction		0	
ASSESSED VALUE		130,075	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		130,075	
TOTAL JUST VALUE		130,075	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		128,451	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002746	REPAIR/RRF	0	10/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1678	9/16/2021	WD	Q	I	01	160,000
GRANTOR: BLODGETT GARY						
GRANTEE: BOHO SURF SHACK LLC						
2204/0674	6/11/2018	WD	Q	I	01	65,000
GRANTOR: BUNCH STANLEY R						
GRANTEE: BLODGETT GARY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 BAS=[YR=2004] N8 W26 S8 E26\$ W42									
USP=[YR=2009] N8W12S8E12\$ W22 S12 E38 BAS=[YR=2004] S4 E20									
N4 W20\$ E27 N12\$.									