E 1/2 OF LOTS 264 & 265
IN OR 2300/349
GA FDNA BEACH 2 UNR

2904 W 5TH ST LLC
826 TARPON AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0264-0010

BUILDING CHARACTERISTICS

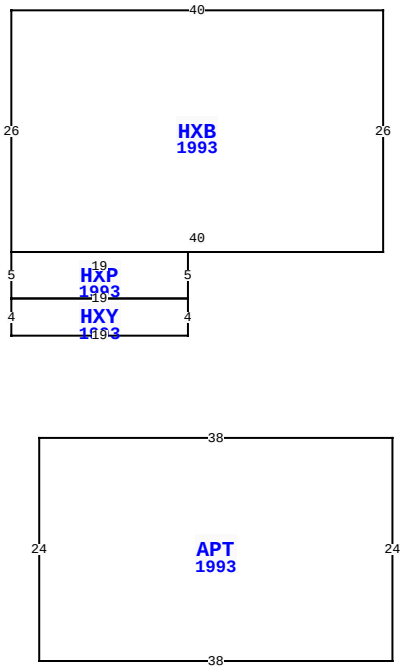
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 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	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	912	100	912	106,644
HXB	1,040	100	1,040	121,612
HXP	95	30	28	3,274
HXY	76	15	11	1,286
TOTALS	2,123		1,991	232,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,991	112.2100	140.26	279,258	1974	1985	0	0	0	16.63	83.37

1 DUPLEX – 0% - 0 Heated Area: 1952 HX Base Yr



2904 W 5TH ST U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	232,817
TOTAL MARKET OB/XF VALUE	7,370
TOTAL LAND VALUE - MARKET	288,850
TOTAL MARKET VALUE	529,037
SOH/AGL Deduction	88,016
ASSESSED VALUE	441,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	441,021
TOTAL JUST VALUE	529,037
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110529	H/AC	2,500	04/12/2011
20041464	REROOF	3,000	08/16/2004
20003261	PAVE DRIVEWAY & S	1,000	06/16/2000
20002879	REMODEL BATHROOM	0	05/05/2000
6458	24X24 ADDITION	2,430	04/03/1991
4826	XFOB	1,200	05/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/0349	8/23/2019	WD	U	I	11	100
GRANTOR: EVANS BRADLEY F & CHR						
GRANTEE: 2904 W 5TH ST LLC						
1969/0731	3/20/2015	WD	Q	I	01	235,000
GRANTOR: MURPHEY CRAIG S & DAW						
GRANTEE: EVANS BRADLEY FLETC						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W38 S24 E38 N24 $ PTR= N20W1 HXB=[YR=1993] N26 W40 S26 HXP=[YR=1993] S5 HXY=[YR=1993] S4 E19 N4 W19 $ E19 N5 W19$ E40$E1S20$.

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	1242	WD DECK A	0	0	0	0	265.00	SF	10.00	10.00	100	1984	1984	3	20	530	
2	1241	WD DECK G	0	0	0	0	220.00	UT	17.25	17.25	100	1993	1993	3	20	759	
3	1241	WD DECK G	0	0	20	4	80.00	UT	11.50	11.50	100	1993	1993	3	20	184	
4	0810	CONCRETE A	0	0	0	0	1,080.00	SF	6.50	6.50	100	2004	2004	3	84	5,897	

LAND DESCRIPTION

TOTAL OB/XF 7,370

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	000800	C	MULTI-FAM	0	0006	R-2	50.00	125.00	50.00	FF		1.00	1.00	1.09	5,300.00	5,777.00	288,850							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 288,850 Market: 0 Agricultural: 0 Common: 288,850 PRINTED 08/06/2024 BY SYS