S-2 OF LOT 7
IN OR 1434/1374
INGRAM DUNES PB 5/217

BENDIXEN JAMES J
PO BOX 15598
FERNANDINA BEACH, FL 32035

2024

00-00-31-140G-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

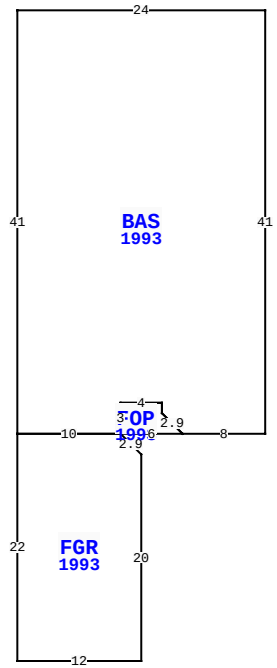
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1023.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	970	100	970	93,518
FGR	262	55	144	13,883
FOP	14	30	4	386
TOTALS	1,246		1,118	107,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,118	117.6600	111.78	124,970	1991	1995	0	0	0	13.75	86.25

1 TOWNHOUSE - 100% - 2019 Heated Area: 970 HX Base Yr 2019



2784 W 5TH ST B, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		107,787
TOTAL MARKET OB/XF VALUE		2,505
TOTAL LAND VALUE - MARKET		191,250
TOTAL MARKET VALUE		301,542
SOH/AGL Deduction		80,437
ASSESSED VALUE		221,105
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,105
TOTAL JUST VALUE		301,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/1374	8/03/2006	WD	Q	I		240,000

GRANTOR: HODGE JOHN & COLLEEN
GRANTEE: BENDIXEN JAMES J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S41 FGR=[YR=1993] S22 E12 N20 U2 L2 W10$E10 FOP=[YR=1993] E6 U2 L2 N1 W4 S3$N3 E4S1 D2 R2 E8 N41$.

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	0	0	562.00	SF	6.50	6.50	100	1991	1991	3	62	2,265	
2	1242	WD DECK A	0	100	15	20	300.00	SF	4.00	4.00	100	1991	1991	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 2,505

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	100	0006	R-2	0.00	0.00	1.00	LT		1.00	1.00	0.85	225,000.00	191,250.00	191,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 191,250 Market: 0 Agricultural: 0 Common: 191,250 PRINTED 08/06/2024 BY SYS