

E49.9 FT OF LOT 15 & W1.2 FT
OF LOT 14
IN OR 2065/485

BOUWMAN SANDRA L
2672 W 5TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1677-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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
BAL	40	15	6	984
BAL	60	15	9	1,476
BAL	240	15	36	5,905
FGR	732	55	403	66,102
FOP	12	30	4	656
FOP	240	30	72	11,810
FST	297	55	163	26,735
FUS	64	100	64	10,498
FUS	1,146	100	1,146	187,972
FUS	1,170	100	1,170	191,908
TOTALS	4,160		3,160	518,317

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2017
2	0855	CONC PAVER	0 100	0	0	488.00	SF	7.00	7.00	100	2017
3	0855	CONC PAVER	0 100	4	5	20.00	SF	7.00	7.00	100	2017
4	0855	CONC PAVER	0 100	5	8	40.00	SF	7.00	7.00	100	2017
5	0479	VF PICKET	0 100	0	0	246.00	LF	10.00	10.00	100	2017
6	0810	CONCRETE A	0 100	4	10	40.00	SF	6.50	6.50	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-2	51.00	98.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,160	112.1526	168.23	531,607	2017	2017	0	0	2.50	97.50
1 SFR CUST - 100% - 2018											
Heated Area: 2457											
HX Base Yr 2018											

** This building has 13 Sub-Areas

2672 W 5TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

L N	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	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	3,920	
2	0855	CONC PAVER	0 100	0	0	488.00	SF	7.00	7.00	100	2017	2017	3	97	3,314	
3	0855	CONC PAVER	0 100	4	5	20.00	SF	7.00	7.00	100	2017	2017	3	97	136	
4	0855	CONC PAVER	0 100	5	8	40.00	SF	7.00	7.00	100	2017	2017	3	97	272	
5	0479	VF PICKET	0 100	0	0	246.00	LF	10.00	10.00	100	2017	2017	3	92	2,263	
6	0810	CONCRETE A	0 100	4	10	40.00	SF	6.50	6.50	100	2017	2017	3	97	252	

TOTAL OB/XF											
10,157											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						518,317					
TOTAL MARKET OB/XF VALUE						10,157					
TOTAL LAND VALUE - MARKET						225,000					
TOTAL MARKET VALUE						753,474					
SOH/AGL Deduction						166,977					
ASSESSED VALUE						586,497					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						531,497					
TOTAL JUST VALUE						753,474					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						730,136					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170430	CO ISSUED	0	09/19/2017
20170430	NEW CONSTR	321,352	02/15/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2065/0485	8/15/2016	WD	Q	V	01	155,000
GRANTOR: OSPREY DEVELOPMENT CO						
GRANTEE: MOORE RUSSELL WILLI						

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BUILDING DIMENSIONS											
SFB=[YR=2017] W12 FGR=[YR=2017] W18 S41 E12 N6 FST=[YR=2017] E6 S2 E12 N21 W12 S8 STR=[YR=2017] W3 S7 E3 N7\$ S7 W3 N7 W3 S11\$ N11 E6 N8 E12 N8 W12 N8\$ S8 E12 N8\$ PTR=E15 FOP=[YR=2017] E30 S8 FUS=[YR=2017] S37 W12 FOP=[YR=2017] N2 W6 S2 UOP=[YR=2017] S4 BAL=[YR=2017] W12 S5 E12 N5\$ S3 E6 N7 W6\$ E6\$ N2 W6 S6 W12 N41 E30\$ W30 N8\$ W15\$ PTR=E60 BAL=[YR=2017] E30 S8 FUS=[YR=2017] S37 W12 S2 W6 S2 W12 N41 E30\$ W30 N8\$ W60\$ PTR=S60 FUS=[YR=2017] E8 BAL=[YR=2017] E5 S8 W5 N8\$ S8 W8 N8\$ N60\$.											

BUILDING NOTES											