E34.15 FT OF LOT 16 &
W1.20 FT OF LOT 15
SEASCAPE AT AMELIA PBK 6/378

JANIS JAMES STEVEN & HILLARY A
2664 WEST 5TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1677-0016-0000

BUILDING CHARACTERISTICS

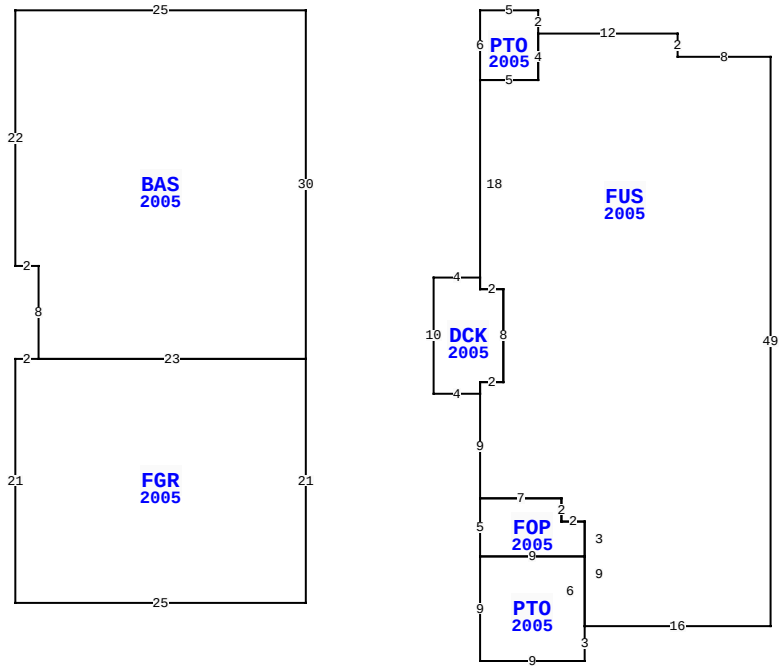
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
BAS	734	100	734	151,617
DCK	56	10	6	1,239
FGR	525	55	289	59,697
FOP	41	30	12	2,478
FUS	1,128	100	1,128	233,002
PTO	30	5	2	413
PTO	81	5	4	826
TOTALS	2,595		2,175	449,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,175	238.2890	226.37	492,355	2005	2005	0	0	0	8.75	91.25

1 TOWNHOUSE - 100% - 2023 Heated Area: 1862 HX Base Yr 2023



2664 W 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		449,274
TOTAL MARKET OB/XF VALUE		6,618
TOTAL LAND VALUE - MARKET		191,250
TOTAL MARKET VALUE		647,142
SOH/AGL Deduction		0
ASSESSED VALUE		647,142
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		597,142
TOTAL JUST VALUE		647,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		649,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052398	VINYL FENCE	1,000	08/08/2005
20052396	VINYL FENCE	1,000	08/08/2005
20052322	OTHER	1,000	07/29/2005
20052319	OTHER	1,000	07/29/2005
20051791	GAS	1,000	05/13/2005
20051792	GAS	1,000	05/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/0397	4/28/2022	WD	Q	I	02	745,000
GRANTOR: PETERSON ROBERT R & E						
GRANTEE: JANIS JAMES STEVEN						
2253/0984	2/04/2019	WD	Q	I	02	419,500
GRANTOR: MOON PETER & SALLY A						
GRANTEE: PETERSON ROBERT R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25 S22 E2 S8 FGR=[YR=2005] W2 S21 E25 N21 W23 $ E23 N30 $ PTR= E15 PTO=[YR=2005] E5 S2 FUS=[YR=2005] E12 S2 E8 S49 W16 PTO=[YR=2005] S3 W9 N9 FOP=[YR=2005] N5 E7 S2 E2 S3 W9 $ E9 S6 $ N9 W2 N2 W7 N9 DCK=[YR=2005] W4 N10 E4 S1 E2 S8 W2 S1 $ N1 E2 N8 W2 N18 E5 N4 $ S4 W5 N6 $ W15 $.

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	45	19	855.00	SF	6.50	6.50	100	2005	2005	3	86	4,779	
2	0810	CONCRETE A	0	100	32	4	128.00	SF	6.50	6.50	100	2005	2005	3	86	716	
3	1241	WD DECK G	0	100	6	4	24.00	UT	11.50	11.50	100	2005	2005	3	40	110	
4	0479	VF PICKET	0	100	0	0	48.00	LF	10.00	10.00	100	2005	2005	3	66	317	
5	0462	ST/AL FNC	0	100	58	3	174.00	SF	10.00	10.00	100	2005	2005	3	40	696	

LAND DESCRIPTION

TOTAL OB/XF 6,618

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	0003	R-2	34.00	75.00	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