

EASTERLY 30.97 FT OF LOT 1  
IN OR 2559/853  
TARPON VIEW SUB PB 5/234

MCGOOGAN BRUCE & JENNIFER  
829 N FLETCHER AVE  
FERNANDINA BEACH, FL 32034

2024

00-00-31-175A-0001-0020



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 70  |
| Exterior Wall            | 12  | CEDAR 30       |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 14  | CARPET 70      |
| Interior Floor           | 11  | CLAY TILE 30   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 2   | 100            |
| Bathrooms                | 2   | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    |     | 0 100          |

Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1024.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAL       | 195              | 15          | 29           | 4,094                |
| BAS       | 754              | 100         | 754          | 106,438              |
| FGR       | 242              | 55          | 133          | 18,775               |
| FOP       | 9                | 30          | 3            | 424                  |
| FSP       | 63               | 40          | 25           | 3,529                |
| FSP       | 308              | 40          | 123          | 17,363               |
| FUS       | 566              | 100         | 566          | 79,899               |

TOTALS 2,137 1,633 230,521

EXTRA FEATURES

| 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   | 0810       | CONCRETE A  | 0       | 0 | 45 | 11    |    |       | 6.50           | 100       | 1988    | 1988        | 3 | 54.5   | 1,754           |       |
| 2   | 0810       | CONCRETE A  | 0       | 0 | 19 | 18    |    |       | 6.50           | 100       | 1992    | 1992        | 3 | 64     | 1,423           |       |
| 3   | 0835       | QUARY TILE  | 0       | 0 | 0  | 0     |    |       | 10.00          | 100       | 1992    | 1992        | 3 | 64     | 1,165           |       |
| 4   | 0825       | BRICK       | 0       | 0 | 35 | 20    |    |       | 10.00          | 100       | 1998    | 1998        | 3 | 93     | 6,510           |       |
| 5   | 0825       | BRICK       | 0       | 0 | 17 | 3     |    |       | 12.50          | 100       | 1998    | 1998        | 3 | 93     | 593             |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH 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                  | 0   | 0006 | R-2      | 31.00 | 100.00 | 1.00        | LT        |     | 1.00     | 1.00   | 0.85    | 300,000.00 | 255,000.00     | 255,000    |                             |      |         |      |     |    |        |

REVIEW DATE 05/12/2019 BY KBA

| MARKET ADJUSTMENTS      |     |           |             |                |                |      |      |      |      |   |      |        |  | Heated Area: 1320 |  | HX Base Yr |  |
|-------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|-------------------|--|------------|--|
| TYPE                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |                   |  |            |  |
| 0320                    | 11  | 1,633     | 160.6378    | 152.61         | 249,212        | 1988 | 2008 | 0    | 0    | 0 | 7.50 | 92.50  |  |                   |  |            |  |
| 1 TOWNHOUSE - 0% - 2023 |     |           |             |                |                |      |      |      |      |   |      |        |  |                   |  |            |  |
|                         |     |           |             |                |                |      |      |      |      |   |      |        |  |                   |  |            |  |

2751 W 5TH ST B, FERNANDINA BEACH

BLD DATE XF DATE LGL DATE

NC DATE LAND DATE AG DATE

OB/XF MKT VALUE

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 2 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 230,521     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 11,445      |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 255,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 496,966     |   |
| SOH/AGL Deduction         |  |              |  | 0           |   |
| ASSESSED VALUE            |  |              |  | 496,966     |   |
| TOTAL EXEMPTION VALUE     |  |              |  | 0           |   |
| BASE TAXABLE VALUE        |  |              |  | 496,966     |   |
| TOTAL JUST VALUE          |  |              |  | 496,966     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 498,372     |   |

| PERMIT NUM | DESCRIPTION       | AMT   | ISSUED     |
|------------|-------------------|-------|------------|
| 20080505   | REROOF W/30YR SHN | 6,300 | 03/28/2008 |
| 7563       | XF0B              | 1,792 | 03/04/1993 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2559/0853                      | 4/27/2022 | WD        | Q   | I   | 01     | 575,000    |
| GRANTOR: DIXON EDWARD & BETH S |           |           |     |     |        |            |
| GRANTEE: MCGOOGAN BRUCE & JE   |           |           |     |     |        |            |
| 2266/0521                      | 4/03/2019 | WD        | Q   | I   | 02     | 300,000    |
| GRANTOR: STOUGHTON-DOHERTY KIM |           |           |     |     |        |            |
| GRANTEE: DIXON EDWARD & BETH   |           |           |     |     |        |            |

| BUILDING NOTES |  |
|----------------|--|
|----------------|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                             |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| FSP=[YR=1995] W22 S14 BAS=[YR=1993] W2 S29 FGR=[YR=1993] S22 E11 N12 FOP=[YR=1993] E3 N3 W3 S3 \$ N10 W11 \$ E11 S7 E3 S3 E10 N32 FSP=[YR=1993] N7 W9 S7 E9 \$ W9 N7 W13 \$ E22 N14 \$ PTR= E15 FUS=[YR=1983] E24 S19 BAL=[YR=1993] S15 W13N15E13\$ W13 S10 W11 N29 \$ W15 \$ . |  |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 08/06/2024 BY SYS