

BLOCK 20 LOT 12 N 20 FT
OF 13
IN OR 984/1810

GRIFFITHS FRANCES T TRUSTEE
309 N 5TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0020-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

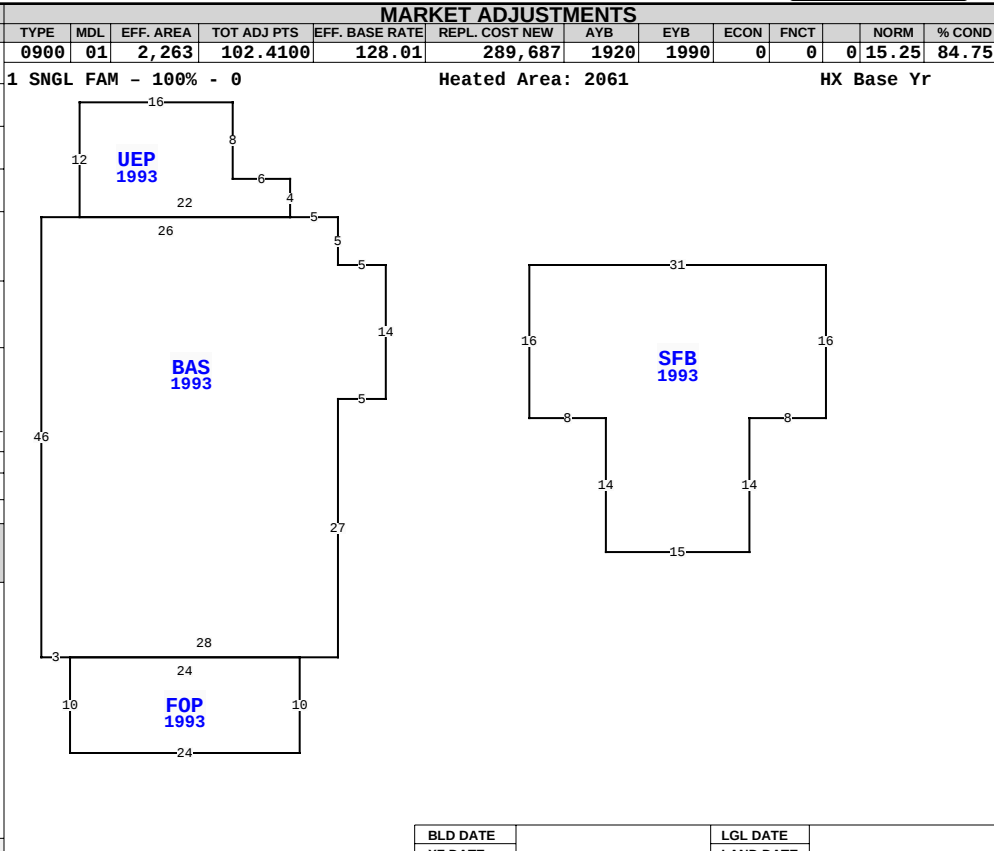
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1,496	162,299
FOP	240	30	72	7,811
SFB	706	80	565	61,296
UEP	216	60	130	14,103
TOTALS	2,658		2,263	245,510

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0511	GARAGE CB-	0	100	20	24	480.00	SF	40.00	40.00	
3	0810	CONCRETE A	0	100	0	0	94.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	0	0	253.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	0	0	1,207.00	SF	6.50	6.50	
6	0819	CONC 12"	0	100	3	9	27.00	SF	9.50	9.50	
7	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	
8	0819	CONC 12"	0	100	4	3	12.00	SF	9.50	9.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-2	70.00	100.00	70.00	FF	



309 N 5TH ST, FERNANDINA BEACH											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

TOTAL OB/XF											
10,460											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		245,510	
TOTAL MARKET OB/XF VALUE		10,460	
TOTAL LAND VALUE - MARKET		280,000	
TOTAL MARKET VALUE		535,970	
SOH/AGL Deduction		441,003	
ASSESSED VALUE		94,967	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		44,967	
TOTAL JUST VALUE		535,970	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		524,581	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9583	REROOF	6,500	02/08/1996
5998	FRAME	350	05/30/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0984/1810	5/07/2001	WD	U	I	01
GRANTOR: GRIFFITHS GABRIELA					
GRANTEE: GRIFFITHS GABRIELA					
0230/0247	1/01/1976	WD	Q	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W5 N5 W5 UEP=[YR=1993] N4 W6 N8 W16 S12 E22 \$ W26 S46 E3 FOP=[YR=1993] S10 E24 N10 W24 \$ E28 N27 E5 N14 \$ PTR= E15 SFB=[YR=1993] E31 S16 W8 S14 W15 N14 W8 N16 \$ W15 \$											