BLOCK 25 LOT 11
IN OR 2006/1253
CITY OF FDNA BEACH

CARTER ROY H JR & CYNTHIA W
119 S 5TH ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1800-0025-0110**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |

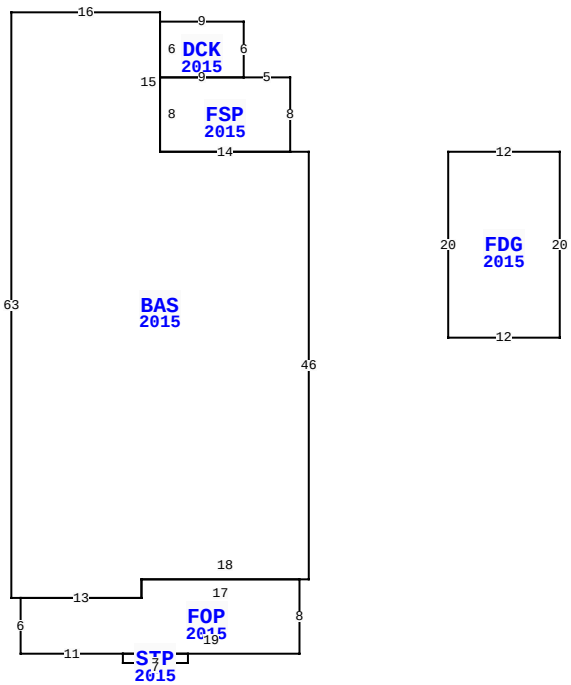
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,740 | 100 | 1,740 | 346,868 |
| DCK | 54 | 10 | 5 | 997 |
| FDG | 240 | 60 | 144 | 28,707 |
| FOP | 214 | 30 | 64 | 12,758 |
| FSP | 112 | 40 | 45 | 8,971 |
| STP | 7 | 10 | 1 | 200 |
| TOTALS | 2,367 | | 1,999 | 398,500 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 11 | 1,999 | 165.2672 | 206.58 | 412,953 | 2015 | 2015 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SNGL FAM – 100% - 2016 Heated Area: 1740 HX Base Yr 2016







119 S 5TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 398,500 |
| TOTAL MARKET OB/XF VALUE | | 1,452 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 599,952 |
| SOH/AGL Deduction | | 322,863 |
| ASSESSED VALUE | | 277,089 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 227,089 |
| TOTAL JUST VALUE | | 599,952 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 582,001 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20150084 | NEW CONSTR | 186,639 | 01/14/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1253 | 9/29/2015 | WD | Q | I | 01 | 385,000 |
| GRANTOR: BURNS ROBERT THOMAS J | | | | | | |
| GRANTEE: CARTER ROY H JR & C | | | | | | |
| 1961/1188 | 2/05/2015 | QC | U | V | 11 | 100 |
| GRANTOR: BONVOULOIR JEAN & ROB | | | | | | |
| GRANTEE: BURNS ROBERT THOMAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W2 FSP=[YR=2015] N8 W5 DCK=[YR=2015] N6 W9 S6 E9$ W9 S8 E14 $ W14 N15 W16 S63 E1 FOP=[YR=2015] S6 E11 STP=[YR=2015] S1 E7 N1 W7$ E19 N8 W17 S2 W13$ E13 N2 E18 N46$ PTR=E15 FDG=[YR=2015] E12 S20 W12 N20$ 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 | 0 | 0 | 180.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 1,112 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 55.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 340 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,452

| 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 | | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 200,000 | | | | | | | |

REVIEW DATE 07/06/2020 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS