BLOCK 28 LOT 5
CITY OF FDNA BEACH

DOUGLAS ALISON B
124 S 5TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0028-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

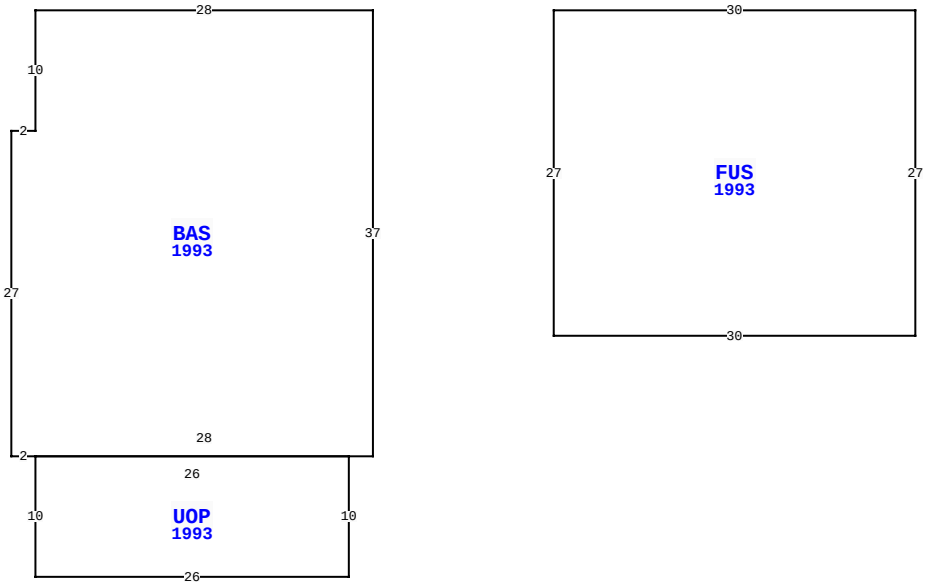
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,090	100	1,090	262,101
FUS	810	100	810	194,772
UOP	260	20	52	12,504
TOTALS	2,160		1,952	469,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	1,952	108.8682	163.30	318,762	1920	1920	0	140	7.25	33.00	147.25

1 SFR CUST – 100% - 2019 Heated Area: 1900 HX Base Yr 2019



124 S 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		469,377
TOTAL MARKET OB/XF VALUE		12,752
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		682,129
SOH/AGL Deduction		195,409
ASSESSED VALUE		486,720
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		436,720
TOTAL JUST VALUE		682,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		659,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152689	CO ISSUED	0	03/31/2016
20152689	INTRENOV	117,504	11/17/2015
20152121	CO ISSUED	0	09/21/2015
20150396	MTLROOF	11,500	02/23/2015
33068	REMODEL	10,000	05/20/1992
4842	REMODEL	0	05/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2692/760	2/01/2024	WD	Q	I	01	950,000
GRANTOR: HARPER RICHARD SCOTT						
GRANTEE: DOUGLAS ALISON B						
2199/1515	5/31/2018	WD	Q	I	01	575,000
GRANTOR: SCHAFFER JAMES & JENN						
GRANTEE: HARPER RICHARD SCOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S10 W2 S27 E2 UOP=[YR=1993] S10 E26 N10 W26 $ E28 N37 $ PTR= E15 FUS=[YR=1993] E30 S27 W30 N27 $ 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	21	3	63.00	SF	6.50	6.50	100	1988	1988	3	54.5	223	
2	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	2014	2014	3	65	1,300	
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	33.00	33.00	100	2011	2011	3	50	1,980	
4	0825	BRICK	0	100	0	0	755.00	SF	12.50	12.50	100	2014	2014	3	98	9,249	

LAND DESCRIPTION

TOTAL OB/XF 12,752

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS