BLOCK 33 LOTS 3 & S5 FT OF 4
CITY OF FDNA BEACH

ANDERSON LINDA LIA
314 NORTH 5TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0033-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

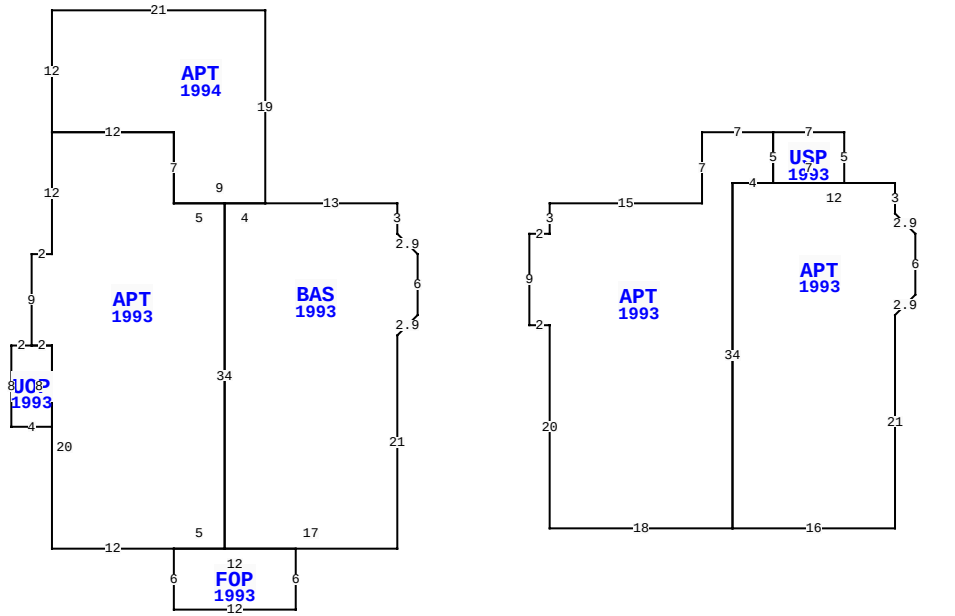
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
APT	560	100	560	41,598
APT	635	100	635	47,169
APT	680	100	680	50,511
APT	315	100	315	23,399
BAS	594	100	594	44,123
FOP	72	30	22	1,634
UOP	32	20	6	446
USP	35	30	10	743
TOTALS	2,923		2,822	209,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,822	104.9280	99.68	281,297	1900	1950	0	0	0	25.48	74.52

1 SINGLE FAM – 0% - 2023 Heated Area: 2784 HX Base Yr 2023



314 N 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		209,623
TOTAL MARKET OB/XF VALUE		8,401
TOTAL LAND VALUE - MARKET		209,000
TOTAL MARKET VALUE		427,024
SOH/AGL Deduction		65,763
ASSESSED VALUE		361,261
TOTAL EXEMPTION VALUE	SX HX HB	100,000
BASE TAXABLE VALUE		261,261
TOTAL JUST VALUE		427,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222486	REMODEL	15,000	09/16/2022
20200138	REMODEL	3,000	03/19/2020
20171813	RMV ASB SID	2,750	06/12/2017
20051055	REPAIR/RRF	3,000	01/14/2005
20034268	REMODEL	1,000	12/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/1215	7/09/2022	WD	Q	I	02	452,000
GRANTOR: TUNG JULIE						
GRANTEE: ANDERSON LINDA LIA						
2462/0363	5/11/2021	WD	Q	I	01	333,000
GRANTOR: HICKS ROBERT F & KIMB						
GRANTEE: TUNG JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 APT=[YR=1994] N19 W21 S12 E12S7 E9$ W4 APT=[YR=1993] W5 N7 W12 S12 W2 S9 UOP=[YR=1993] W2 S8 E4 N8W2$ E2 S20 E12 FOP=[YR=1993] S6 E12 N6 W12$ E5 N34 $ S34 E17 N21 U2 R2 N6 U2 L2 N3$ PTR= E15 APT=[YR=1993] E15 N7E7 USP=[YR=1993] E7 S5 W7 N5$S5 APT=[YR=1993] E12 S3 D2 R2 S6 D2 L2 S21 W16N34 E4$ W4 S34 W18N20W2 N9E2N3$ 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	0350	CARPORT WD	0	100	16	8	128.00	SF	13.00	13.00	100	1990	1990	3	20	333	
2	0819	CONC 12"	0	100	4	4	16.00	SF	9.50	9.50	100	1950	1950	3	20	30	
3	0810	CONCRETE A	0	100	34	4	136.00	SF	6.50	6.50	100	1950	1950	3	20	177	
4	0810	CONCRETE A	0	100	13	5	65.00	SF	6.50	6.50	100	1950	1950	3	20	85	
5	1131	REINFR 8	0	100	36	2	72.00	SF	6.30	6.30	100	1950	1950	3	50	227	
6	0810	CONCRETE A	0	100	99	11	1,089.00	SF	6.50	6.50	100	1990	1990	3	59.5	4,212	
7	0510	GARAGE WD-	0	100	22	11	242.00	SF	35.00	35.00	100	1990	1990	3	20	1,694	
8	0810	CONCRETE A	0	100	34	4	136.00	SF	6.50	6.50	100	2003	2003	3	83	734	
9	0819	CONC 12"	0	100	4	4	16.00	SF	9.50	9.50	100	2003	2003	3	83	126	
10	1241	WD DECK G	0	100	10	4	36.00	UT	11.50	11.50	100	1990	1990	3	20	83	

TOTAL OB/XF 7,701

LAND DESCRIPTION

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	0006	R-2	55.00	100.00	55.00	FF		1.00	1.00	0.95	4,000.00	3,800.00	209,000							

REVIEW DATE 01/31/2024 BY TW Total Acres: 0.00 Total Land Value: 209,000 Market: 0 Agricultural: 0 Common: 209,000 PRINTED 08/06/2024 BY SYS

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1900	1900	3	20	700	

TOTAL OB/XF 700

LAND DESCRIPTION

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

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