BLOCK 126 LOT 3
IN OR 1753/1869
CITY OF FDNA BEACH

OWEN WILLIAM H & CHERYL A
314 S 5TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0126-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

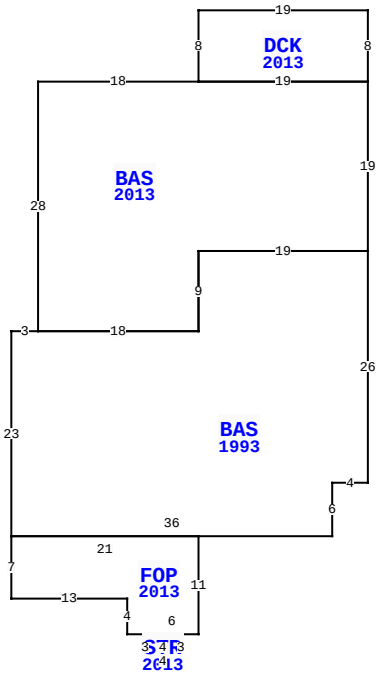
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,067	100	1,067	121,190
BAS	865	100	865	98,247
DCK	152	10	15	1,703
FOP	179	30	54	6,134
STR	12	10	1	114
TOTALS	2,275		2,002	227,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,002	127.1844	120.83	241,902	1935	2010	0	0	0	6.00	94.00

2 SINGLE FAM – 100% - 2015 Heated Area: 1932 HX Base Yr 2015



BLD DATE	08/13/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

314 S 5TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		227,388
TOTAL MARKET OB/XF VALUE		10,007
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		437,395
SOH/AGL Deduction		229,994
ASSESSED VALUE		207,401
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,401
TOTAL JUST VALUE		437,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141553	12X12SHED	0	07/18/2014
20122180	STANDING SEAM ROO	6,000	10/22/2012
20122080	REPIPE & NEW FIXT	4,500	10/09/2012
20121929	REWIRE OUTLETS,ET	6,000	09/20/2012
20121930	H/AC	5,000	09/20/2012
20121022	DEMOLISH & RENOVA	60,000	06/06/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1753/1869	8/30/2011	WD	U	I	38	40,500
GRANTOR: LEWIS PEARL						
GRANTEE: OWEN WILLIAM H & CH						
1750/0881	7/01/2011	QC	U	I	11	11,714
GRANTOR: LEWIS JOSEPH						
GRANTEE: LEWIS PEARL						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2013] W19 S8 BAS=[YR=2013] W18 S28 BAS=[YR=1993] W3 S23 FOP=[YR=2013] S7 E13 S4 E2 STR=[YR=2013] S3 E4 N3 W4$ E6 N11 W21$ E36 N6 E4 N26 W19 S9 W18$ E18 N9 E19 N19 W19 $ E19 N8$.

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	0855	CONC PAVER	0	100	0	0	1,094.00	SF	7.00	7.00	100	2013	2013	3	94	7,199	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2014	2014	3	65	2,808	

LAND DESCRIPTION

TOTAL OB/XF 10,007

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

REVIEW DATE 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS