BLOCK 126 LOT 5 (EX S-1)
CITY OF FDNA BEACH

CROSSMAN FAMILY LIVING TRUST/CROSSMAN ROBERT M JR
54 TELEGRAPH HILL RD
MARSHFIELD, MA 02050

2024

00-00-31-1800-0126-0050

BUILDING CHARACTERISTICS

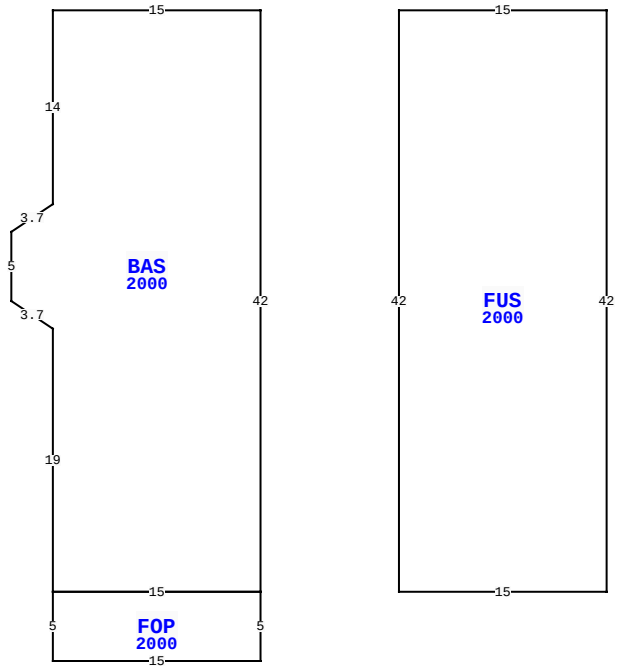
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	651	100	651	70,263
FOP	75	30	22	2,375
FUS	630	100	630	67,996
TOTALS	1,356		1,303	140,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,303	127.6548	121.27	158,015	2000	2000	0	0	0	11.00	89.00

1 TOWNHOUSE - 0% - 2024 Heated Area: 1281 HX Base Yr



322 S 5TH ST A, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	140,633
TOTAL MARKET OB/XF VALUE	1,766
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	252,399
SOH/AGL Deduction	0
ASSESSED VALUE	252,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,399
TOTAL JUST VALUE	252,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990917	NEW CONSTR	111,278	07/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2721/1339	6/27/2024	WD	Q	I	01	475,000
GRANTOR: 322 S 5TH LLC						
GRANTEE: CROSSMAN FAMILY LIV						
2684/1341	12/13/2023	WD	Q	I	01	341,000
GRANTOR: MCGINNIS MICHAEL H						
GRANTEE: 322 S 5TH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W15 S14 L3 D2 S5 R3 D2 S19 FOP=[YR=2000] S5 E15 N5 W15 $ E15 N42 $ PTR= E10 FUS=[YR=2000] E15 S42 W15 N42 $ W10 $.

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	0	8	10	80.00	SF	6.50	6.50	100	2000	2000	3	79	411	
2	0810	CONCRETE A	0	0	0	0	207.00	SF	6.50	6.50	100	2000	2000	3	79	1,063	
3	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2006	2006	3	27	292	

LAND DESCRIPTION

TOTAL OB/XF 1,766

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	0	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.10	4,000.00	4,400.00	110,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS