BLOCK 137 LOTS 5 & N3 FT OF 6
& N3 FT OF 7
IN OR 2477/777

HOAGLAND JAMES M/FITZGERALD KEVEN S
422 S 5TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0137-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05

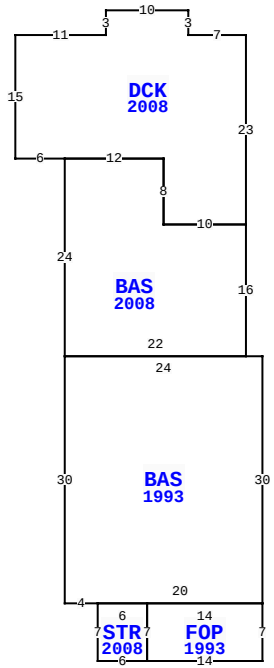
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	154,974
BAS	448	100	448	96,429
DCK	530	10	53	11,408
FOP	98	30	29	6,242
STR	42	10	4	861
TOTALS	1,838		1,254	269,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,254	174.8198	218.52	274,024	1940	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2023 Heated Area: 1168 HX Base Yr 2023



422 S 5TH ST, 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		269,914
TOTAL MARKET OB/XF VALUE		558
TOTAL LAND VALUE - MARKET		212,000
TOTAL MARKET VALUE		482,472
SOH/AGL Deduction		0
ASSESSED VALUE		482,472
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		432,472
TOTAL JUST VALUE		482,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0688	AFU	150,000	02/07/2024
20071657	DECK & INT.REMODE	1,000	09/04/2007
20071165	ELEC.REMODEL & AD	800	06/22/2007
20071150	H/AC	2,000	06/21/2007
20070948	NEW BATH	3,800	05/30/2007
20070450	ADDITION	41,112	03/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2477/0777	7/07/2021	WD	Q	I	01	440,000
GRANTOR: GRANT ANNA M						
GRANTEE: HOAGLAND JAMES M &						
1991/1681	7/17/2015	WD	Q	I	01	279,000
GRANTOR: BOND JOHN C						
GRANTEE: GRANT ANNA M						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W7N3W10S3W11 S15E6 BAS=[YR=2008] S24
BAS=[YR=1993] S30E4 STR=[YR=2008] S7E6 FOP=[YR=1993] E14N7W14
S7$N7W6$ E20N30W24$ E22N16W10 N8W12$ E12S8E10N23$.

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	7	7	49.00	SF	6.50	6.50	100	2008	2008	3	89	283	
2	0810	CONCRETE A	0	100	6	8	48.00	SF	6.50	6.50	100	2007	2007	3	88	275	

LAND DESCRIPTION

TOTAL OB/XF 558

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	53.00	100.00	53.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	212,000							

REVIEW DATE 06/26/2024 BY HS Total Acres: 0.00 Total Land Value: 212,000 Market: 0 Agricultural: 0 Common: 212,000 PRINTED 08/06/2024 BY SYS