

BLK 137 S 97 FT OF LOTS 6 & 7
IN OR 1997/950
CITY OF FDNA BEACH

FITZGERALD JOAN D/DUNCAN MICHELE A
428 S 5TH ST
FERNANDINA BEACH, FL 32034

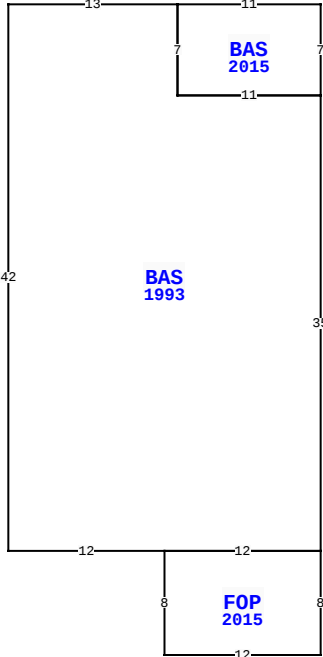
2024

00-00-31-1800-0137-0062



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		1001.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	931	100
BAS	77	100
FOP	96	30
TOTALS	1,104	1,037

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,037	106.9200	133.65	138,595	1920	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2016											
Heated Area: 1008											
HX Base Yr 2016											
428 S 5TH ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
2											
VALUATION BY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
126,814											
TOTAL MARKET OB/XF VALUE											
1,727											
TOTAL LAND VALUE - MARKET											
388,000											
TOTAL MARKET VALUE											
516,541											
SOH/AGL Deduction											
327,806											
ASSESSED VALUE											
188,735											
TOTAL EXEMPTION VALUE											
100,000											
BASE TAXABLE VALUE											
88,735											
TOTAL JUST VALUE											
516,541											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
510,958											
PERMIT NUM											
DESCRIPTION											
AMT											
ISSUED											
20151394											
CO ISSUED											
0											
07/02/2015											
SALES DATA											
OFF RECORD											
Number											
DATE											
TYPE											
Q											
V											
RSN											
CD											
SALE											
PRICE											
1997/0950											
8/14/2015											
WD											
Q											
I											
01											
260,000											
GRANTOR: DISBROW BUILDERS INC											
GRANTEE: FITZGERALD JOAN D &											
1953/1634											
12/22/2014											
CT											
U											
I											
18											
41,700											
GRANTOR: CLERK OF COURT											
GRANTEE: DISBROW BUILDERS IN											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2015] W11 BAS=[YR=1993] W13 S42 E12 FOP=[YR=2015]											
S8 E12 N8 W12\$ E12 N35 W11 N7 \$ S7 E11N7 \$.											

EXTRA FEATURES											
L	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	4	9	36.00	SF	6.50	6.50	47
2	1242	WD DECK A	0	100	24	10	240.00	SF	10.00	10.00	1,680

LAND DESCRIPTION											
TOTAL OB/XF											
1,727											
L	USE	CLS	LAND USE	CAP	R	LOC	FRONT	DEPTH	TOT LND UTS	UNIT	PRICE
1	000100	C	SFR	100	0006	R-2	97.00	100.00	97.00	FF	1.00
Market: 0											
Agricultural: 0											
Common: 388,000											
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