

BLOCK 139 LOT 4
IN OR 2047/1641
CITY OF FDNA BEACH

WILLIAMS SARAH ANN/DIXON FALANA N (JT/RS)
518 S 5TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0139-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,325	100	1,325	119,321
BAS	168	100	168	15,129
TOTALS	1,493		1,493	134,450

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	1982
2	0810	CONCRETE A	0	100	0	0	214.00	SF	6.50	6.50	100	1984
3	1243	WD DECK F	0	100	12	13	156.00	SF	3.20	3.20	100	2006
4	1243	WD DECK F	0	100	6	10	60.00	SF	3.20	3.20	100	2006
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2006

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00	FF		1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,493	104.1675	98.96	147,747	1982	2005	0	0	0	9.00	91.00
1 SINGLE FAM - 100% - 0 Heated Area: 1493 HX Base Yr												
TOTALS	1,493		1,493	134,450	518 S 5TH ST, FERNANDINA BEACH							

TOTAL OB/XF 2,269												
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		134,450	
TOTAL MARKET OB/XF VALUE		2,269	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		336,719	
SOH/AGL Deduction		242,411	
ASSESSED VALUE		94,308	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		39,308	
TOTAL JUST VALUE		336,719	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,935	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061484	ELEC.REPAIR FIRE	1,000	06/28/2006
20061372	PLUMB REPAIR FIRE	2,500	06/19/2006
20061353	H/AC	2,800	06/15/2006
20060950	REPAIR/RRF	5,054	05/03/2006
20060546	REMODEL	105,148	03/17/2006
20060115	ELEC OTHER	1,000	01/18/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2047/1641	5/20/2016	QC U	I	11		100	
GRANTOR: WILLIAMS SARAH ANN							
GRANTEE: WILLIAMS SARAH ANN							
0514/0852	4/08/1987	WD Q	I			40,000	
GRANTOR: BADER LINDA ANNE							
GRANTEE: WILLIAMS SARAH ANN							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W13 BAS=[YR=1997] N14 W12 S14 E12 \$ W12 S15 W13 S25 E38 N40 \$.												