

BLOCK 150 LOT 2 S 25 FT
OF 1 & 16 IN OR 99/138
CITY OF FDNA BEACH

THOMPSON NANCY K
612 S 5TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0150-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 60		
Roof Cover	03	COMP SHNGL 40		
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		3 100		
Bathrooms		2 100		
Frame		02 WOOD FRAME 100		
Stories	1.5	1.5 100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	42	15	6	545
BAL	100	15	15	1,363
BAS	1,000	100	1,000	90,871
FOP	243	30	73	6,633
FUS	725	100	725	65,882
TOTALS	2,110		1,819	165,295

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,819	113.2000	107.54	195,615	1946	1990	0	0	0 15.50	84.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1725 HX Base Yr											
612 S 5TH ST, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY										PAGE 1 of 2		2	
VALUATION SUMMARY													
VALUATION BY							STANDARD						
Tax Group: 2							Tax Dist:						
BUILDING MARKET VALUE							258,058						
TOTAL MARKET OB/XF VALUE							23,565						
TOTAL LAND VALUE - MARKET							300,000						
TOTAL MARKET VALUE							581,623						
SOH/AGL Deduction							32,280						
ASSESSED VALUE							549,343						
TOTAL EXEMPTION VALUE							13						549,343
BASE TAXABLE VALUE													0
TOTAL JUST VALUE													581,623
NCON VALUE													0
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													533,343

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