



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 Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
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	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	135,666
DCK	576	10	58	4,323
UOP	36	20	7	522
UOP	50	20	10	746
TOTALS	2,482		1,895	141,257

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	1980
2	0940	SHEDS/PORT	0 100	20	8	160.00	SF	30.00	30.00	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-	2100.00	100.00	100.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,895	102.9000	97.76	185,255	1957	1957	0	0	23.75	76.25
1 SINGLE FAM - 100% - 2020 Heated Area: 1820 HX Base Yr 2020											
UOP 1993 BAS 1993 DCK 2013 UOP 1993											
1250 S 5TH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/18/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		141,257	
TOTAL MARKET OB/XF VALUE		1,488	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		242,745	
SOH/AGL Deduction		91,105	
ASSESSED VALUE		151,640	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		101,640	
TOTAL JUST VALUE		242,745	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		221,168	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0379	CHNGE SRVC	900	08/01/1993
3970	N/A	18,600	03/25/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/1261	8/12/2019	FJ	U	I	11	0
GRANTOR: KNIGHT E NORMAN JR ES						
GRANTEE: NORMAN JEFFREY KNIG						
2294/1932	8/01/2019	PR	U	I	11	100
GRANTOR: WILKES CAROLYN J P/R						
GRANTEE: NORMAN JEFFREY KNIG						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W56 UOP=[YR=1993] N4 W9 S4 E9 \$ W9 S28 UOP=[YR=1993] S5 E10 DCK=[YR=2013] S11 E36 N16 W36 S5\$ N5 W10 \$ E65 N28 \$.											