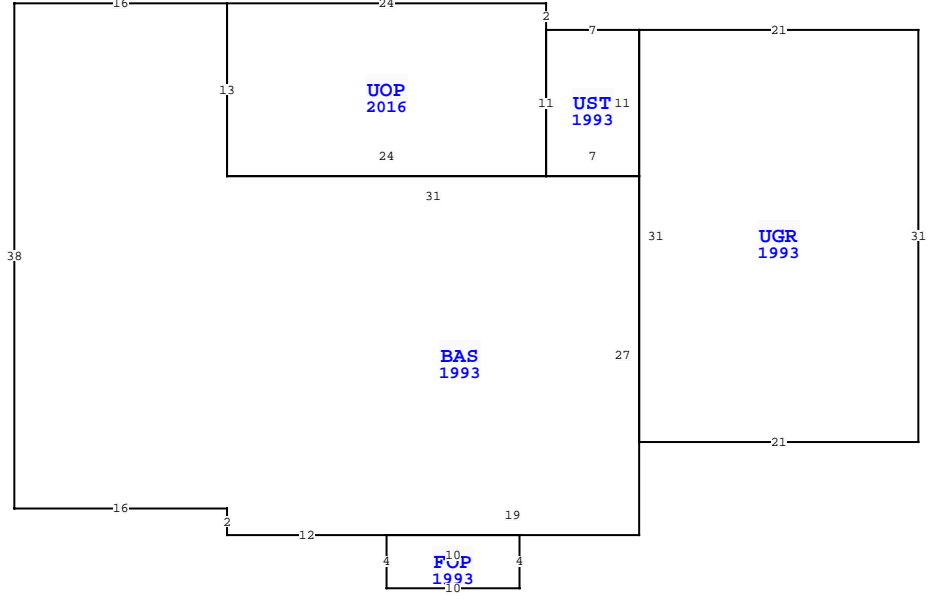


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 60
Exterior Wall	15 CONC BLOCK 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	03 PLASTER 30
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
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	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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,847	107.9000	102.50	189,318	1956	1985	0	0	0	17.50	82.50		
1 SINGLE FAM - 0% - 0 Heated Area: 1445 HX Base Yr														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	1,445	122,193
FOP	40	30	12	1,015
UGR	651	45	293	24,777
UOP	312	20	62	5,243
UST	77	45	35	2,960
TOTALS	2,525		1,847	156,187

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			156,187
TOTAL MARKET OB/XF VALUE			6,732
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			262,919
SOH/AGL Deduction			0
ASSESSED VALUE			262,919
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			262,919
TOTAL JUST VALUE			262,919
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			240,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6652	ADDITION	18,900	08/07/1990
BP 4264	N/A	4,590	07/24/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/0218	10/12/2021	WD	Q	I	01	300,000
GRANTOR: FIKE JAMES M & KATHLE						
GRANTEE: STARR NANCY A						
2308/0150	9/05/2019	QC	U	I	11	52,100
GRANTOR: FIKE JAMES M & KATHLE						
GRANTEE: FIKE JAMES M & KATH						

EXTRA FEATURES																
L N	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	0	21	10			6.50	100	1990	1990	3	59.5	812	
2	0810	CONCRETE A	0	0	48	19	SF	6.50	6.50	100	2005	2005	3	86	5,098	
3	0810	CONCRETE A	0	0	63	3	SF	6.50	6.50	100	1956	1956	3	20	246	
4	1242	WD DECK A	0	0	12	24	SF	10.00	10.00	100	1995	1995	3	20	576	

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
1273 S 5TH ST, FERNANDINA BEACH				03/18/2024 MLU			

BUILDING NOTES													

BUILDING DIMENSIONS													
UGR=[YR=1993] W21 UST=[YR=1993] W7 UOP=[YR=2016] N2 W24 BAS=[YR=1993] W16 S38 E16 S2E12 FOP=[YR=1993] S4 E10 N4 W10\$ E19N27 W31 N13\$ S13 E24 N11\$ S11 E7 N11\$ S31 E21 N31\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0006	RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							