



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
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	04	Quality Level 04
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	1,550	100	1,550	173,403
FSP	150	40	60	6,712
PTO	28	5	1	111
STP	32	10	3	335
TOTALS	1,760		1,614	180,562

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	0	25	25		625.00	SF 35.00	100	1980
2	0810	CONCRETE A	0	0	19	18		342.00	SF 6.50	100	1980
3	0810	CONCRETE A	0	0	20	3		60.00	SF 6.50	100	1973
4	0810	CONCRETE A	0	0	37	8		296.00	SF 6.50	100	1973

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	0	0006	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	1,614	134.1963	127.49	205,769	1973	2010	0	0	12.25	87.75
1 SINGLE FAM - 0% - 2023 Heated Area: 1550 HX Base Yr											
BLD DATE	03/26/2015					KK	LGL DATE	03/18/2024			
XF DATE							LAND DATE				
INC DATE							AG DATE				

1332 S 5TH ST, FERNANDINA BEACH

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	0510	GARAGE WD-	0	0	25	25		625.00	SF 35.00	100	1980	1980	3	20	4,375	
2	0810	CONCRETE A	0	0	19	18		342.00	SF 6.50	100	1980	1980	3	32.5	722	
3	0810	CONCRETE A	0	0	20	3		60.00	SF 6.50	100	1973	1973	3	24	94	
4	0810	CONCRETE A	0	0	37	8		296.00	SF 6.50	100	1973	1973	3	24	462	

TOTAL OB/XF											
5,653											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	180,562		
TOTAL MARKET OB/XF VALUE	5,653		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	286,215		
SOH/AGL Deduction	0		
ASSESSED VALUE	286,215		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	286,215		
TOTAL JUST VALUE	286,215		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	263,725		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2558/1430	4/27/2022	WD	Q	I	01	374,000	
GRANTOR: DWORETZKY ANNE KATHER							
GRANTEE: NOLAN PAUL J & HEAT							
1646/0851	10/28/2009	WD	Q	I	01	157,000	
GRANTOR: WALL JAMES N & BRENDA							
GRANTEE: DWORETZKY ANNE KATH							

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=1993] W25 BAS=[YR=1993] W8 STP=[YR=1993] N4W8S4E8\$ W17S37 E25 N2 PTO=[YR=1993] E7N4W7S4\$ N4E25N25 W25N6\$ S6E25N6\$.											