BLOCK 205 LOTS 2 & 7
IN OR 2117/334 R672398
CITY OF FDNA BEACH

WILLIAMS CAROLYN M/CANTAVE CAROLYN MAE
1547 S 5TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0205-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

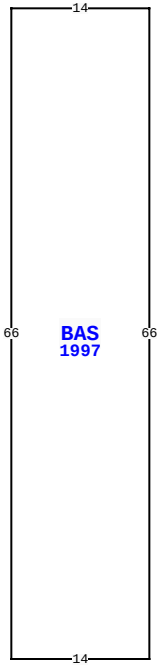
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	08	DECORATIVE 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	21,674
TOTALS	924		924	21,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	111.7000	78.19	72,248	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1998 Heated Area: 924 HX Base Yr 1998



1547 S 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		21,674
TOTAL MARKET OB/XF VALUE		661
TOTAL LAND VALUE - MARKET		97,600
TOTAL MARKET VALUE		119,935
SOH/AGL Deduction		91,731
ASSESSED VALUE		28,204
TOTAL EXEMPTION VALUE	HX HB WX	28,204
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		119,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950348	REPAIR/RRF	2,400	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/0334	4/27/2017	QC	U	I	11	100
GRANTOR: WILLIAMS JAMES C & CA						
GRANTEE: WILLIAMS JAMES C &						
0784/1891	2/14/1997	WD	U	I	01	100
GRANTOR: WILLIAMS RUFUS & LILY						
GRANTEE: WILLIAMS JAMES C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 S66 E14 N66 $.

EXTRA FEATURES

LN	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	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1997	1997	3	20	192	
2	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	1993	1993	3	20	320	
3	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	1997	1997	3	20	64	
4	0810	CONCRETE A	0	100	5	8	40.00	SF	6.50	6.50	100	1980	1980	3	32.5	85	

LAND DESCRIPTION

TOTAL OB/XF 661

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		RM	100.00	200.00	100.00	FF		1.00	1.00	0.98	1,000.00	976.00	97,600							

REVIEW DATE 06/04/2024 BY KBA Total Acres: 0.00 Total Land Value: 97,600 Market: 0 Agricultural: 0 Common: 97,600 PRINTED 08/06/2024 BY SYS