

LOT 27
IN OR 2144/1803
MARSH CREEK VLG UNIT 1 PB 4/18

ALBACHIARA ANTHONY G & MARGUERITE J
5 PAINTED BUNTING
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1300-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,049	100	2,049	168,047
FDG	550	60	330	27,065
FOP	30	30	9	738
FOP	30	30	9	738
FSP	330	40	132	10,826
FST	30	55	16	1,312
FUS	1,392	100	1,392	114,163
UOP	137	20	27	2,215

TOTALS	4,548		3,964	325,103
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	100	0	0	828.00	SF	5.20
3	0811	CONCRETE B	0	100	0	0	823.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0500	01	3,964	91.1250	136.69	541,839	1983	1983	0	0	20	20.00	60.00
1 SFR CUST - 100% - 2018												
Heated Area: 3441												
HX Base Yr 2018												

5 PAINTED BUNTING, FERNANDINA BEACH												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
03/14/2024 MLU												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 5									
Tax Dist:									
BUILDING MARKET VALUE									
325,103									
TOTAL MARKET OB/XF VALUE									
5,926									
TOTAL LAND VALUE - MARKET									
500,000									
TOTAL MARKET VALUE									
831,029									
SOH/AGL Deduction									
408,397									
ASSESSED VALUE									
422,632									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
372,632									
TOTAL JUST VALUE									
831,029									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
767,547									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003017	DEMO SFR	19,710	03/15/2024
7516	REMODEL	1,500	09/09/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2144/1803	8/30/2017	SW	Q	I	01	400,000	
GRANTOR: SHANNON PATRICIA L L/							
GRANTEE: ALBACHIARA ANTHONY							
2144/1800	7/14/1999	FJ	U	I	11	100	
GRANTOR: SHANNON THOMAS H ESTA							
GRANTEE: SHANNON PATRICIA L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W22 S6 BAS=[YR=1993] W21 FSP=[YR=1993] N11 W22 S15 E22 N4\$ S4 W15 S19 FOP=[YR=1993] S6 E5 N6 W5\$ E5 S18 E24 FOP=[YR=1993] E5 N6 W5 S6 \$ N6 E29 N34 W5 N1 W17\$ E17 S1 E5 N7\$ PTR= E15 FUS=[YR=1993] E58 S24 W58 N24\$ W15\$ PTR=N10 FDG=[YR=1996] N22 E12 FST=[YR=1996] N5 E6 S5 W6\$ E13 S22 W25\$ S10\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00
TOTAL OB/XF									
5,926									
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									