BLOCK 9 LOT 71
IN OR 1516/187
AMERICAN BEACH SUB #1 PB 2/42

FRAZIER VIVILORIA T
5431 PRICE ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-010A-0009-0710

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
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

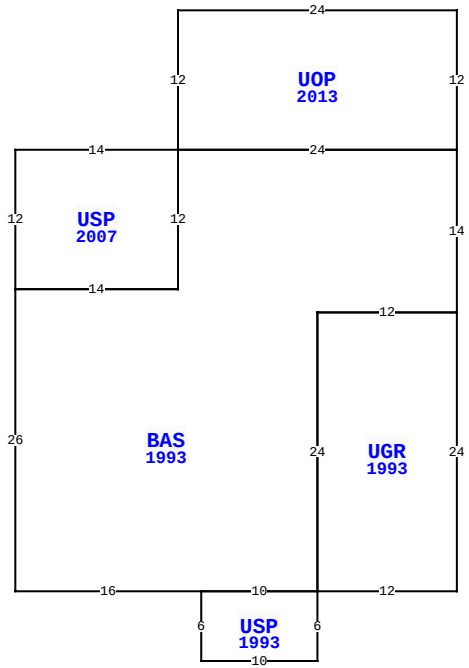
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	1993	988	75,577
UGR	288	45	1993	130	9,945
UOP	288	20	2013	58	4,437
USP	60	30	1993	18	1,377
USP	168	30	2007	50	3,825
TOTALS	1,792			1,244	95,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,244	108.1200	108.12	134,501	1969	1969	0	0	0	29.25	70.75

1 SINGLE FAM – 100% - 2024 Heated Area: 988 HX Base Yr 2024



5431 PRICE ST, FERNANDINA BEACH

BLD DATE	02/12/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		95,159
TOTAL MARKET OB/XF VALUE		4,938
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		475,097
SOH/AGL Deduction		64,333
ASSESSED VALUE		410,764
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		355,042
TOTAL JUST VALUE		475,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1516/0187	8/01/2007	WD	Q	I		250,000

GRANTOR: BYRD JAMES JR
GRANTEE: FRAZIER VIVILORIA T

0064/0022	1/01/1966	TA	Q	V		750

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2013] W24 S12 USP=[YR=2007] W14 S12 BAS=[YR=1993] S26 E16 USP=[YR=1993] S6 E10 N6 W10$ E10 UGR=[YR=1993] E12 N24 W12S24$ N24 E12 N14 W24 S12 W14$ E14 N12$ E24 N12$.

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	0811	CONCRETE B	0	100	0	0	912.00	SF	5.20	5.20	100	1998	1998	3	73	3,462	
2	0351	CARPORT MT	0	100	18	10	180.00	SF	10.00	10.00	100	2019	2019	3	82	1,476	

LAND DESCRIPTION

TOTAL OB/XF 4,938

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	000100	C	RES	100		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 03/18/2020 BY DJ Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS