BLK 12 LOT 5
IN OR 2595/1230
AMERICAN BEACH SUB #2

ROBINSON EDWARD H III
5479 JAMES STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-010B-0012-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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

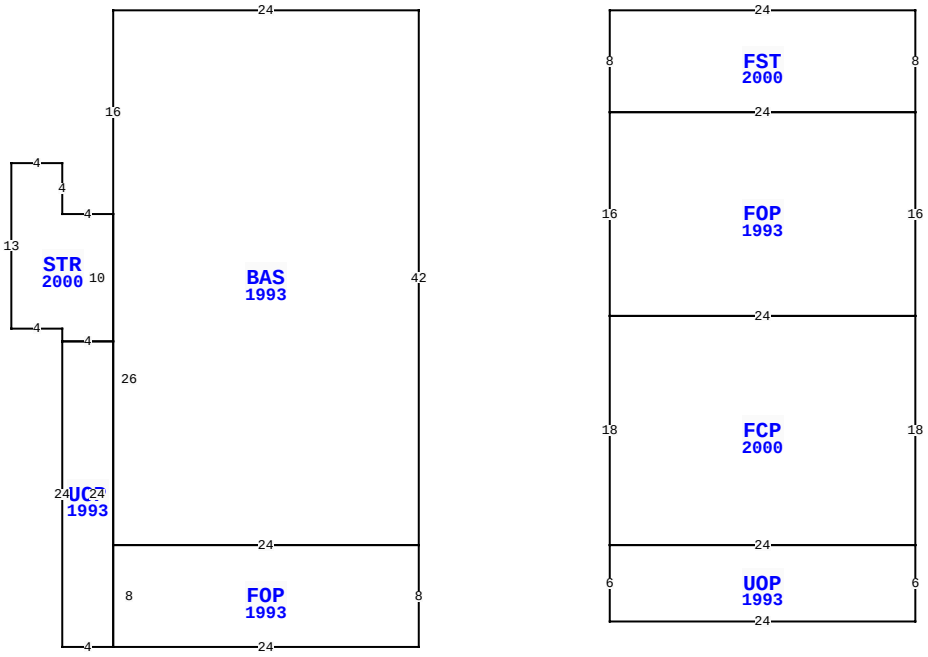
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	89,368
FCP	432	25	2000	108	9,575
FOP	192	30	1993	58	5,142
FOP	384	30	1993	115	10,196
FST	192	55	2000	106	9,398
STR	92	10	2000	9	798
UOP	96	20	1993	19	1,684
UOP	144	20	1993	29	2,571
TOTALS	2,540			1,452	128,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,452	108.1200	108.12	156,990	1988	1988	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1008 HX Base Yr 2023



5479 JAMES ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

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	0810	CONCRETE A	0	100	0	0	696.00	SF	6.50	6.50	100	1995	1995	3	68	3,076	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2010	2010	3	90	351	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		128,732
TOTAL MARKET OB/XF VALUE		3,427
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		507,159
SOH/AGL Deduction		191,815
ASSESSED VALUE		315,344
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,622
TOTAL JUST VALUE		507,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006421	ADD	260,000	05/30/2024
B23764	REMODEL	1,500	07/01/2010
4294	N/A	28	06/15/1987
3494	N/A	1,500	06/16/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/1230	9/22/2022	QC	U	I	11	100
GRANTOR: ROBINSON VERNELL W						
GRANTEE: ROBINSON EDWARD H I						
0177/0166	7/29/1974	WD	Q	V		0
GRANTOR: SIMS ANNIE MAE						
GRANTEE: ROBINSON EDWARD H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S16 STR=[YR=2000] W4N4W4 S13E4S1
UOP=[YR=1993] S24 E4 FOP=[YR=1993] E24 N8 W24 S8$ N24 W4 $
E4 N10$ S26 E24 N42$ PTR=E15 FST=[YR=2000] E24 S8
FOP=[YR=1993] S16 FCP=[YR=2000] S18 UOP=[YR=1993] S6 W24 N6
E24$ W24 N18 E24$ W24 N16 E24$ W24 N8$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 3,427

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 07/24/2025 BY HS Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS