

SMITH DAISY
5161 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

00-00-30-0580-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		10	ABOVE AVG 100		0500	12	6,127		228.8312		361.55	2,215,217	2005	2005		0	106	9.00	106.00	VALUATION BY											
Roof Structur		03	GABLE/HIP 100		1 SFR CUST 100% - 2016															Heated Area: 5243											
Roof Cover		13	STAND SEAM 100																	HX Base Yr 2016											
Interior Wall		05	DRYWALL 100																												
Interior Floo		12	HARDWOOD 70																												
Interior Floo		14	CARPET 30																												
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																												
Quality		06	Quality Level 06																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA																	03											
NEIGHBORHOOD/LOC		3035.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAL	64	15	2005	10	3,833																										
BAS	900	100	2005	900	344,919																										
BAS	1,194	100	2005	1,194	457,592																										
BAS	1,529	100	2005	1,529	585,979																										
FGR	720	55	2005	396	151,764																										
FOP	252	30	2005	76	29,127																										
FOP	252	30	2005	76	29,127																										
FOP	252	30	2005	76	29,127																										
FOP	252	30	2005	76	29,127																										
FSP	272	40	2005	109	41,774																										
TOTALS		7,460			6,127	348,130																									
EXTRA FEATURES					5161 FIRST COAST HWY, 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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	6,160															
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	6,160															
3	0855	CONC PAVER	0	100	0	0	4,957.00	SF	7.00	7.00	100	2005	2005	3	84	29,147															
4	0855	CONC PAVER	0	100	0	0	597.00	SF	7.00	7.00	100	2005	2005	3	84	3,510															
5	0855	CONC PAVER	0	100	0	0	413.00	SF	7.00	7.00	100	2005	2005	3	84	2,428															
6	0855	CONC PAVER	0	100	0	0	135.00	SF	10.00	10.00	100	2016	2016	3	95	1,283															
7	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	22	770															
8	1126	CB/STC 8"	0	100	0	0	152.00	SF	4.00	4.00	100	2005	2005	3	84	511															
9	0855	CONC PAVER	0	100	0	0	604.00	SF	10.00	10.00	100	2016	2016	3	95	5,738															
10	0861	POOL GUNIT	0	100	0	0	673.00	SF	85.00	85.00	100	2016	2016	3	78	44,620															
LAND DESCRIPTION					TOTAL OB/XF															100,327											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000116	C	RES MARSH	100	0003	RSF	1320.00	306.00	320.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	2,400,000														

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REVIEW DATE	07/23/2025	BY	HS	Total Acres: 2.25	Total Land Value: 2,400,000	Market: 0	Agricultural: 0	Common: 2,400,000	PRINTED 09/09/2025 BY tdeckert
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