

PT LOT 1 IN OR 686/288 &
DOCKAGE ESMT IN OR 1503/407
(EX ACCESS ESMT IN OR 807/608)

RALPH SUSAN L
5059 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0780-0001-0010



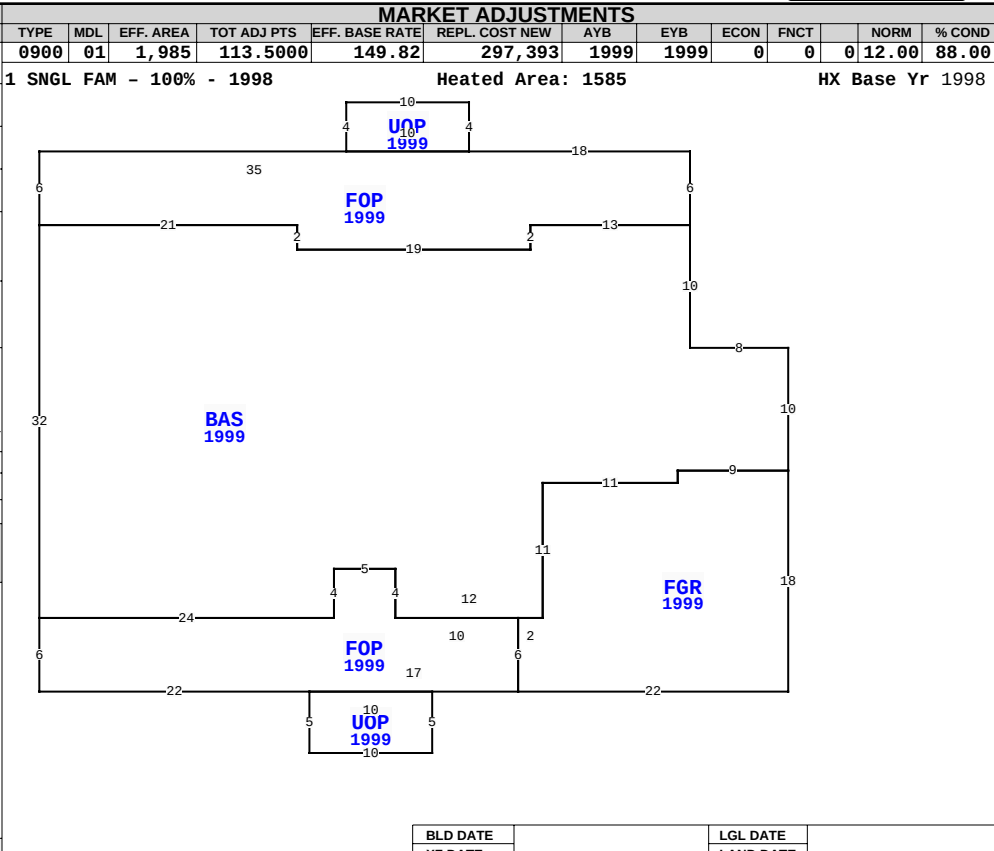
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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
BAS	1,585	100	1999	1,585	208,969
FGR	361	55	1999	199	26,236
FOP	254	30	1999	76	10,020
FOP	356	30	1999	107	14,107
UOP	40	20	1999	8	1,055
UOP	50	20	1999	10	1,318

TOTALS	2,646			1,985	261,706
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	100	16	176.00	SF	6.50	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
5059 FIRST COAST HWY, FERNANDINA BEACH			

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					261,706				
TOTAL MARKET OB/XF VALUE					3,693				
TOTAL LAND VALUE - MARKET					1,500,000				
TOTAL MARKET VALUE					1,765,399				
SOH/AGL Deduction					1,381,683				
ASSESSED VALUE					383,716				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					332,994				
TOTAL JUST VALUE					1,765,399				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,453,030				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805400	NEW CONSTR	132,800	09/01/1998
BP 4156	N/A	0	04/20/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1503/0407	5/25/2007	MS	Q	I	06	100			
GRANTOR: QUATTLEBAUM MARGARET									
GRANTEE: QUATTLEBAUM MARGARE									
1502/0738	5/25/2007	MS	Q	I	06	100			
GRANTOR: QUATTLEBAUM MARGARET									
GRANTEE: QUATTLEBAUM MARGARE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W8 N10 FOP=[YR=1999] N6 W18 UOP=[YR=1999] N4 W10 S4 E10 \$ W35 S6 E21 S2 E19 N2 E13 \$ W13 S2 W19 N2 W21 S32 FOP=[YR=1999] S6 E22 UOP=[YR=1999] S5 E10 N5 W10 \$ E17 FGR=[YR=1999] E22 N18 W9 S1 W11 S11 W2 S6 \$ N6 W10 N4 W5 S4 W24 \$ E24 N4 E5 S4 E12 N11 E11 N1 E9 N10 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-	1200.00	285.00	200.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
FF		1.00	1.00	1.00	7,500.00	7,500.00	1,500,000		