

E49.9 FT OF LOT 15 & W1.2 FT
OF LOT 14
IN OR 2065/485

BOUWMAN SANDRA L
2672 W 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1677-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

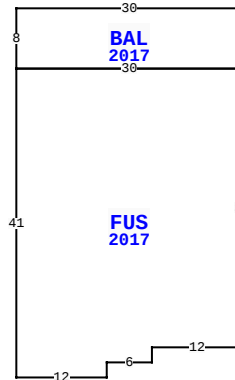
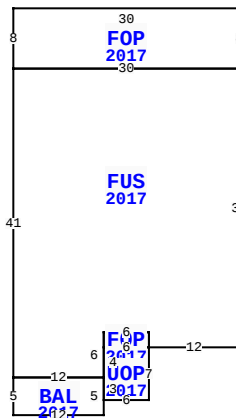
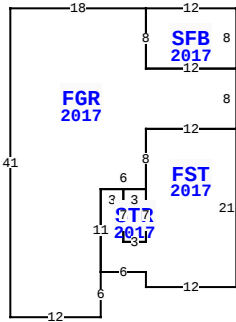
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1023.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	2017	6	1,031
BAL	60	15	2017	9	1,547
BAL	240	15	2017	36	6,188
FGR	732	55	2017	403	69,270
FOP	12	30	2017	4	688
FOP	240	30	2017	72	12,375
FST	297	55	2017	163	28,017
FUS	64	100	2017	64	11,001
FUS	1,146	100	2017	1,146	196,979
FUS	1,170	100	2017	1,170	201,104
TOTALS	4,160			3,160	543,153

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	488.00	SF	7.00
3	0855	CONC PAVER	0	100	4	5	20.00	SF	7.00
4	0855	CONC PAVER	0	100	5	8	40.00	SF	7.00
5	0479	VF PICKET	0	100	0	0	246.00	LF	10.00
6	0810	CONCRETE A	0	100	4	10	40.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-2	51.00	98.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,160	112.1526	177.20	559,952	2017	2017	0	0	3.00	97.00
1 SFR CUST - 100% - 2018											
Heated Area: 2457											
HX Base Yr 2018											



** This building has 13 Sub-Areas

2672 W 5TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	3,880	
2	0855	CONC PAVER	0	100	0	0	488.00	SF	7.00	7.00	100	2017	2017	3	96	3,279	
3	0855	CONC PAVER	0	100	4	5	20.00	SF	7.00	7.00	100	2017	2017	3	96	134	
4	0855	CONC PAVER	0	100	5	8	40.00	SF	7.00	7.00	100	2017	2017	3	96	269	
5	0479	VF PICKET	0	100	0	0	246.00	LF	10.00	10.00	100	2017	2017	3	90	2,214	
6	0810	CONCRETE A	0	100	4	10	40.00	SF	6.50	6.50	100	2017	2017	3	96	250	

TOTAL OB/XF										10,026									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100	0003	R-2	51.00	98.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										2									
VALUATION BY										STANDARD									
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										543,153									
TOTAL MARKET OB/XF VALUE										10,026									
TOTAL LAND VALUE - MARKET										225,000									
TOTAL MARKET VALUE										778,179									
SOH/AGL Deduction										174,674									
ASSESSED VALUE										603,505									
TOTAL EXEMPTION VALUE										55,722									
BASE TAXABLE VALUE										547,783									
TOTAL JUST VALUE										778,179									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										753,474									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170430	CO ISSUED	0	09/19/2017
20170430	NEW CONSTR	321,352	02/15/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2065/0485	8/15/2016	WD	Q	V	01	155,000	
GRANTOR: OSPREY DEVELOPMENT CO							
GRANTEE: MOORE RUSSELL WILLI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
SFB=[YR=2017] W12 FGR=[YR=2017] W18 S41 E12 N6 FST=[YR=2017] E6 S2 E12 N21 W12 S8 STR=[YR=2017] W3 S7 E3 N7\$ S7 W3 N7 W3 S11\$ N11 E6 N8 E12 N8 W12 N8\$ S8 E12 N8\$ PTR=E15 FOP=[YR=2017] E30 S8 FUS=[YR=2017] S37 W12 FOP=[YR=2017] N2 W6 S2 UOP=[YR=2017] S4 BAL=[YR=2017] W12 S5 E12 N5\$ S3 E6 N7 W6\$ E6\$ N2 W6 S6 W12 N41 E30\$ W30 N8\$ W15\$ PTR=E60 BAL=[YR=2017] E30 S8 FUS=[YR=2017] S37 W12 S2 W6 S2 W12 N41 E30\$ W30 N8\$ W60\$ PTR=S60 FUS=[YR=2017] E8 BAL=[YR=2017] E5 S8 W5 N8\$ S8 W8 N8\$ N60\$.									