

BLOCK 24 LOT S1/2 OF N1/2
OF 8 & 9 LOT N 15 FT OF
N1/2 OF THE S1/2 OF 8 & 9

DOWNTOWN HOUSE LLC
2025 FRIENDLY RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0024-0081



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	03	PLASTER 100			
Interior Floor	12	HARDWOOD 100			
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			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1993	1,624	283,956
FEP	126	80	1998	101	17,660
UCP	170	20	1993	34	5,945
TOTALS	1,920			1,759	307,561

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	1,759	125.4000	198.13	348,511	1925	2000	0	0	0	11.75	88.25	
1 SFR CUST - 0% - 2025													
Heated Area: 1624													
HX Base Yr													
27 S 5TH ST, FERNANDINA BEACH													
				BLD DATE				LGL DATE					
				XF DATE				LAND DATE		03/27/2025			
								AG DATE					
										MLU			

EXTRA FEATURES							27 S 5TH ST, FERNANDINA BEACH				INC 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	0940	SHEDS/PORT	0	0	12	18	216.00	SF	30.00	30.00	100	1960	1960	3	20	1,296		
2	0810	CONCRETE A	0	0	4	9	36.00	SF	6.50	6.50	100	1960	1960	3	20	47		
3	0810	CONCRETE A	0	0	5	6	30.00	SF	6.50	6.50	100	1960	1960	3	20	39		
4	0810	CONCRETE A	0	0	10	7	70.00	SF	6.50	6.50	100	1980	1980	3	30	137		
5	0825	BRICK	0	0	3	8	24.00	SF	12.50	12.50	100	1925	1925	3	20	60		
6	0825	BRICK	0	0	9	10	90.00	SF	6.25	6.25	100	2001	2001	3	94	529		