BLOCK 24 LOT 10 N 1/4 OF
LOTS 8 + 9
IN OR 1995/1651

LORD WILLIAM E
23 S 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0024-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	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	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

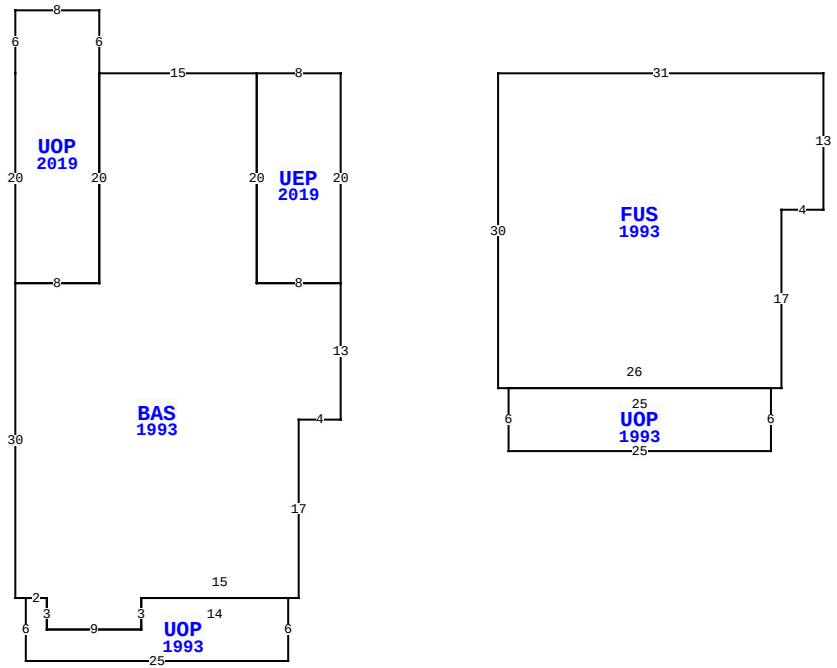
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100	1993	1,189	185,661
FUS	862	100	1993	862	134,600
UEP	160	60	2019	96	14,991
UOP	123	20	1993	25	3,904
UOP	150	20	1993	30	4,684
UOP	208	20	2019	42	6,558
TOTALS	2,692			2,244	350,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,244	117.3060	185.34	415,903	1900	1990	0	0	0	15.75	84.25

1 SFR CUST – 100% - 2016 Heated Area: 2051 HX Base Yr 2016



23 S 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		370,735
TOTAL MARKET OB/XF VALUE		611
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		821,346
SOH/AGL Deduction		226,835
ASSESSED VALUE		594,511
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		538,789
TOTAL JUST VALUE		821,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		728,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190096	GARAGE	0	01/24/2019
20033643	RERPPF W/30YR SHN	3,000	08/08/2003
9700	REPAIR/RRF	500	04/23/1996
7217	REPAIR/RRF	3,999	07/22/1992
6340	REPAIR/RRF	5,000	01/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/1651	8/05/2015	WD	U	I	38	330,000
GRANTOR: BRADFORD RICHARD D						
GRANTEE: LORD WILLIAM E & MA						
0219/0086	1/01/1976	WD	Q	I		33,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0825	BRICK	0	100	8	3	24.00	SF	12.50	12.50	100	1960	1960	3	36.6	110	
2	0819	CONC 12"	0	100	4	7	28.00	SF	9.50	9.50	100	1950	1950	3	20	53	
3	0830	FLAGSTONE	0	100	4	5	20.00	SF	12.00	12.00	100	1950	1950	3	20	48	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	400	

BUILDING DIMENSIONS

UEP=[YR=2019] W8 BAS=[YR=1993] W15 UOP=[YR=2019] N6 W8 S6 S20 E8 N20$ S20 W8 S30 E1 UOP=[YR=1993] S6 E25 N6 W14 S3 W9 N3 W2$E2 S3 E9 N3 E15 N17 E4 N13 W8 N20$ S20 E8 N20$PTR= E15 FUS=[YR=1993] E31 S13 W4 S17 W1 UOP=[YR=1993] S6 W25 N6 E25$ W26 N30$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 611

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	0003	C-3	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	60.00	60.00	450,000							

REVIEW DATE 05/14/2019 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

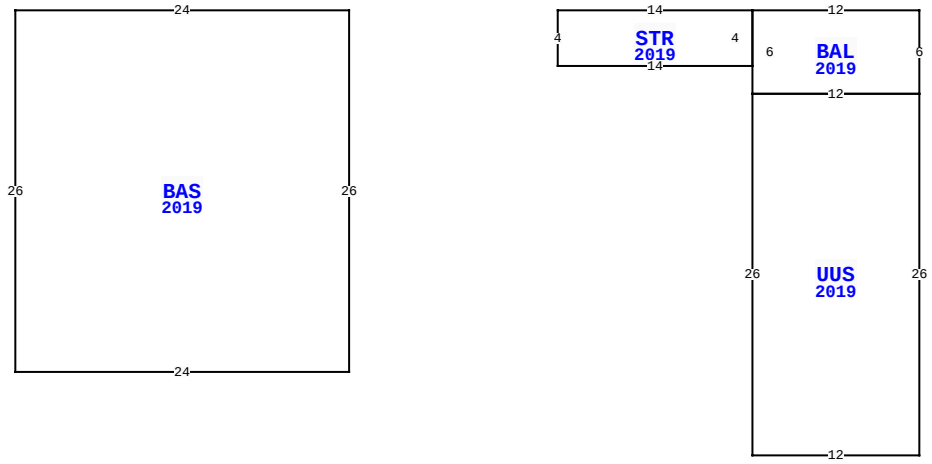
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	2019	11	280
BAS	624	100	2019	624	15,923
STR	56	10	2019	6	153
UUS	312	50	2019	156	3,981
TOTALS	1,064			797	20,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	797	72.6000	26.86	21,407	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2016 Heated Area: 624 HX Base Yr 2016



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0219/0086	1/01/1976	WD	Q	I		33,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S26 E24 N26$ PTR= E15 STR=[YR=2019] E14
BAL=[YR=2019] E12 S6 UUS 2019=S26 W12 N26 E12$ W12 N6$ S4 W14 N4$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/14/2019 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS