BLOCK 25 LOT 9
IN OR 1346/70
CITY OF FDNA BEACH

HAHN TIMOTHY J
127 S 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0025-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	27	PREFIN MTL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

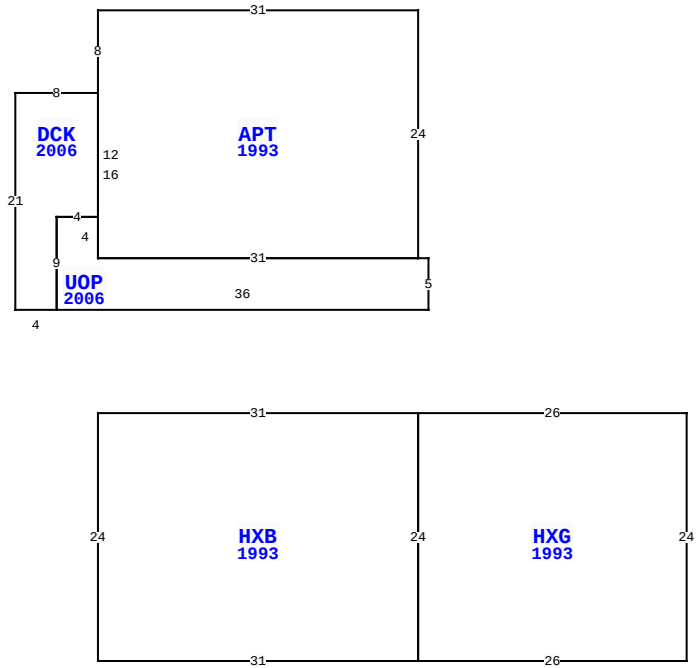
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	744	100	1993	744	83,155
DCK	132	10	2006	13	1,453
HXB	744	100	1993	744	83,155
HXG	624	55	1993	343	38,336
UOP	196	20	2006	39	4,359
TOTALS	2,440			1,883	210,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,883	102.0180	134.66	253,565	1947	1990	0	0	0	17.00	83.00

1 DUPLEX – 64% - 2024 Heated Area: 1488 HX Base Yr



127 S 5TH ST U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	05/22/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		210,459
TOTAL MARKET OB/XF VALUE		7,479
TOTAL LAND VALUE - MARKET		237,500
TOTAL MARKET VALUE		455,438
SOH/AGL Deduction		33,941
ASSESSED VALUE		421,497
TOTAL EXEMPTION VALUE	13	345,732
BASE TAXABLE VALUE		75,765
TOTAL JUST VALUE		455,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053236	ROOF/DECK/SIDING	15,000	12/22/2005
20052637	REPIPE HOT&COLD P	1,000	09/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1346/0070	8/30/2005	WD	Q	I		260,000
GRANTOR: BOUNDS LANA						
GRANTEE: HAHN TIMOTHY J						
1069/1172	7/19/2002	QC	U	I	07	100
GRANTOR: FLESHMAN RUSSELL DAVI						
GRANTEE: BOUNDS LANA						

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	0810	CONCRETE A	0	100	39	22	858.00	SF	6.50	6.50	100	1990	1990	3	57	3,179	
2	0855	CONC PAVER	0	100	0	0	500.00	SF	10.00	10.00	100	2006	2006	3	86	4,300	

BUILDING DIMENSIONS

HXG=[YR=1993] W26 HXB=[YR=1993] W31 S24 E31 N24$ S24 E26 N24$ PTR=N10 W65 DCK=[YR=2006] N21 E8 APT=[YR=1993] N8 E31 S24 UOP=[YR=2006] E1 S5 W36 N9 E4 S4E31$ W31 N16$ S12 W4 S9 W4$ E65S10$.

LAND DESCRIPTION

TOTAL OB/XF 7,479

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	000800	C	MULTI-FAMILY	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500							

REVIEW DATE 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS