BLOCK 25 LOT 10
IN OR 916/1882 & OR 842/1
CITY OF FDNA BEACH

PETERS VICTORIA B
121 S 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0025-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

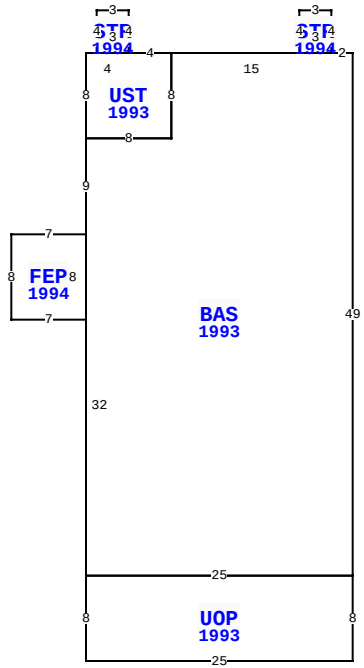
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,161	100	1993	1,161	121,027
FEP	56	80	1994	45	4,691
STR	12	10	1994	1	104
STR	12	10	1994	1	104
UOP	200	20	1993	40	4,170
UST	64	45	1993	29	3,023
TOTALS	1,505			1,277	133,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,277	101.0880	133.44	170,403	1900	1990	0	0	0	21.88	78.12

1 SNGL FAM – 100% - 2002 Heated Area: 1161 HX Base Yr 2002



121 S 5TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		133,119
TOTAL MARKET OB/XF VALUE		5,874
TOTAL LAND VALUE - MARKET		237,500
TOTAL MARKET VALUE		376,493
SOH/AGL Deduction		196,907
ASSESSED VALUE		179,586
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,864
TOTAL JUST VALUE		376,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041250	REPLACE WATER LIN	1,000	07/08/2004
972277	NEW H/AC	0	11/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0916/1882	1/26/2000	WD	Q	I	06	100

GRANTOR: BECKHAM ANNA GIANINO
GRANTEE: PETERS VICTORIA B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 STR=[YR=1994] N4W3S4E3$ W15 UST=[YR=1993] W4STR=[YR=1994] N4W3S4E3 $ W4S8E8N8$ S8W8S9 FEP=[YR=1994] W7 S8E7N8$ S32 UOP=[YR=1993] S8E25N8W25 $ E25N49$.

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	0350	CARPORT WD	0	100	20	12	240.00	SF	8.58	8.58	100	2011	2011	3	45	927	
2	0810	CONCRETE A	0	100	4	12	48.00	SF	6.50	6.50	100	1950	1950	3	20	62	
3	0810	CONCRETE A	0	100	0	0	255.00	SF	6.50	6.50	100	1992	1992	3	62	1,028	
4	0940	SHEDS/PORT	0	100	15	10	150.00	SF	30.00	30.00	100	1990	1990	3	20	900	
5	0510	GARAGE WD-	0	100	22	12	264.00	SF	35.00	35.00	100	2004	2004	3	32	2,957	

LAND DESCRIPTION

TOTAL OB/XF 5,874

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS