BLOCK 25 LOT 13
CITY OF FDNA BEACH

BENNETT CATHERINE K
111 S 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0025-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		2 100
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	05	Quality Level 05

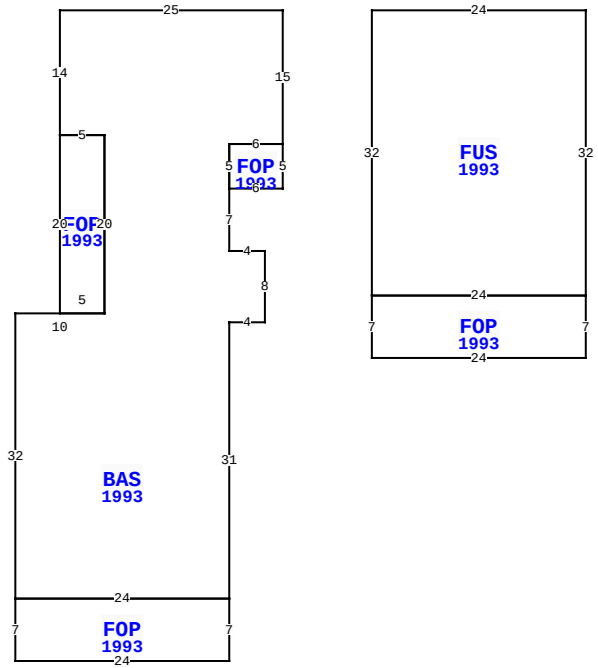
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100	1993	1,436	407,840
FOP	30	30	1993	9	2,556
FOP	100	30	1993	30	8,520
FOP	168	30	1993	50	14,201
FOP	168	30	1993	50	14,201
FUS	768	100	1993	768	218,121
TOTALS	2,670			2,343	665,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	2,343	123.9700	195.87	458,923	1910	1970	0	0	145	20.50	145.00

1 SFR CUST – 100% - 2024 Heated Area: 2204 HX Base Yr 2024



111 S 5TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		665,438
TOTAL MARKET OB/XF VALUE		7,469
TOTAL LAND VALUE - MARKET		237,500
TOTAL MARKET VALUE		910,407
SOH/AGL Deduction		46,609
ASSESSED VALUE		863,798
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		813,076
TOTAL JUST VALUE		910,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		839,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101254	H/AC	3,500	08/02/2010
20051013	TEMP POLE NORTH L	1,000	01/07/2005
20041823	DRIVEWAY APRON	1,000	10/08/2004
20033500	REMODEL	3,000	07/16/2003
20033352	SHED ON NORTH LOT	2,000	06/26/2003
20033001	REMODEL	16,000	04/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/1124	9/01/2023	WD	Q	I	01	995,000
GRANTOR: MANUS KELLY L & CHRIS						
GRANTEE: BENNETT CATHERINE K						
2337/1092	2/05/2020	WD	U	I	11	100
GRANTOR: MANUS KELLY L						
GRANTEE: MANUS KELLY L & CHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S14 FOP=[YR=1993] S20 E5 N20 W5$ E5 S20 W10 S32 FOP=[YR=1993] S7 E24 N7 W24$ E24 N31 E4 N8 W4 N7 FOP=[YR=1993] E6 N5 W6 S5$ N5 E6 N15$ PTR= E10 FUS=[YR=1993] E24 S32 FOP=[YR=1993] S7 W24 N7 E24$ W24 N32$ W10$.

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	800	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
3	0825	BRICK	0	100	0	0	364.00	SF	12.50	12.50	100	1970	1970	3	54	2,457	
4	0825	BRICK	0	100	10	8	80.00	SF	12.50	12.50	100	2001	2001	3	94	940	
5	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	1995	1995	3	68	93	
6	0810	CONCRETE A	0	100	18	14	252.00	SF	6.50	6.50	100	2005	2005	3	84	1,376	

LAND DESCRIPTION

TOTAL OB/XF 7,469

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