BLOCK 27 LOT 3
IN OR 1302/752
CITY OF FDNA BEACH

SMITH-FERNANDEZ LINDA
214 S 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0027-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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	06	Quality Level 06

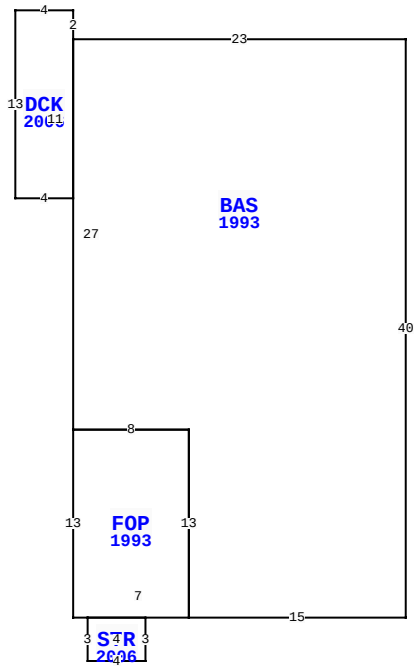
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	164,385
DCK	52	10	2006	5	1,007
FOP	104	30	1993	31	6,245
STR	12	10	2006	1	202
TOTALS	984			853	171,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	853	144.0720	227.63	194,168	1951	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2005 Heated Area: 816 HX Base Yr 2005



214 S 5TH ST, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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		171,839
TOTAL MARKET OB/XF VALUE		4,181
TOTAL LAND VALUE - MARKET		237,500
TOTAL MARKET VALUE		413,520
SOH/AGL Deduction		272,170
ASSESSED VALUE		141,350
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,628
TOTAL JUST VALUE		413,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040762	REPAIR/RRF	10,000	04/20/2004
20033024	REPAIR/RRF	1,000	04/30/2003
2002566	REPAIR/RRF	4,700	03/27/2000
BP3997	N/A	4,600	11/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0752	3/16/2005	QC	Q	I	01	100
GRANTOR: FERNANDEZ JORGE & LIN						
GRANTEE: SMITH-FERNANDEZ LIN						
0963/0948	12/21/2000	WD	Q	I		82,000
GRANTOR: CROSS ROBERTA M & DON						
GRANTEE: FERNANDEZ JORGE & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 DCK=[YR=2006] N2 W4 S13 E4 N11$ S27
FOP=[YR=1993] S13 E1 STR=[YR=2006] S3 E4 N3 W4$ E7 N13 W8 $
E8 S13 E15 N40$.

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	14	4	56.00	SF	6.50	6.50	100	1951	1951	3	20	73	
2	0810	CONCRETE A	0	100	16	10	160.00	SF	3.25	3.25	100	1996	1996	3	70	364	
3	0825	BRICK	0	100	36	12	432.00	SF	6.25	6.25	100	2006	2006	3	96	2,592	
4	0940	SHEDS/PORT	0	100	8	15	120.00	SF	30.00	30.00	100	2006	2006	3	24	864	
5	0940	SHEDS/PORT	0	100	5	8	40.00	SF	30.00	30.00	100	2006	2006	3	24	288	

LAND DESCRIPTION

TOTAL OB/XF 4,181

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	0006	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