BLOCK 27 S 5' OF W 60' OF
LOT 4 & W60' OF LOT 5
IN OR 913/1350

GARVEY PATRICIA M
1655 PLANTATION OAKS LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0027-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

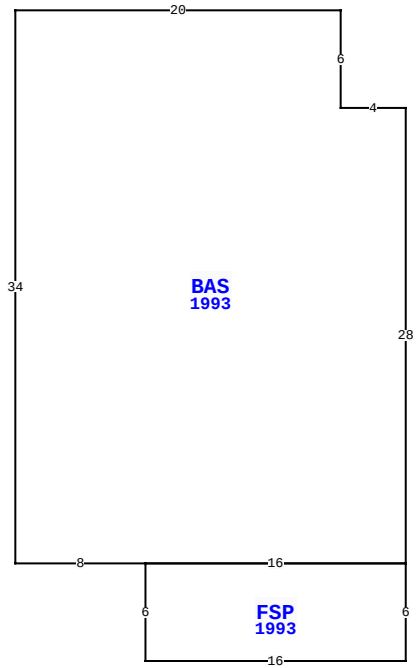
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	1993	792	119,646
FSP	96	40	1993	38	5,740
TOTALS	888			830	125,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	830	137.8850	182.01	151,068	1948	1985	0	0	0	17.00	83.00

1 SNGL FAM – 0% - 0 Heated Area: 792 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

218 S 5TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	125,386
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	211,612
TOTAL MARKET VALUE	336,998
SOH/AGL Deduction	88,825
ASSESSED VALUE	248,173
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,173
TOTAL JUST VALUE	336,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080894	REPLACE SEWER LIN	1,200	05/23/2008
2001952	A/C & HEATING EQU	0	01/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0913/1350	12/30/1999	PR	Q	I		65,000
GRANTOR: SCHNEIDER ALEXANDER P						
GRANTEE: GARVEY PATRICIA M						
0685/0995	7/26/1993	WD	Q	I		30,000
GRANTOR: CHAMPION WALTER L						
GRANTEE: SCHNEIDER BESSIE LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N6 W20 S34 E8 FSP=[YR=1993] S6 E16 N6 W16$
E16 N28 $.

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
1	000100	C	RES	0	0006	R-2	55.00	60.00	55.00	FF		1.00	1.00	0.81	4,750.00	3,847.50	211,612							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 211,612 Market: 0 Agricultural: 0 Common: 211,612 PRINTED 07/30/2025 BY SYS