BLK 28 LOTS 3 & 4 (EX THE E'LY 10FT)
CITY OF FDNA BEACH S/D OF

JONES LANCE T & LAUREN LITTLE
115 S 6TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0028-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

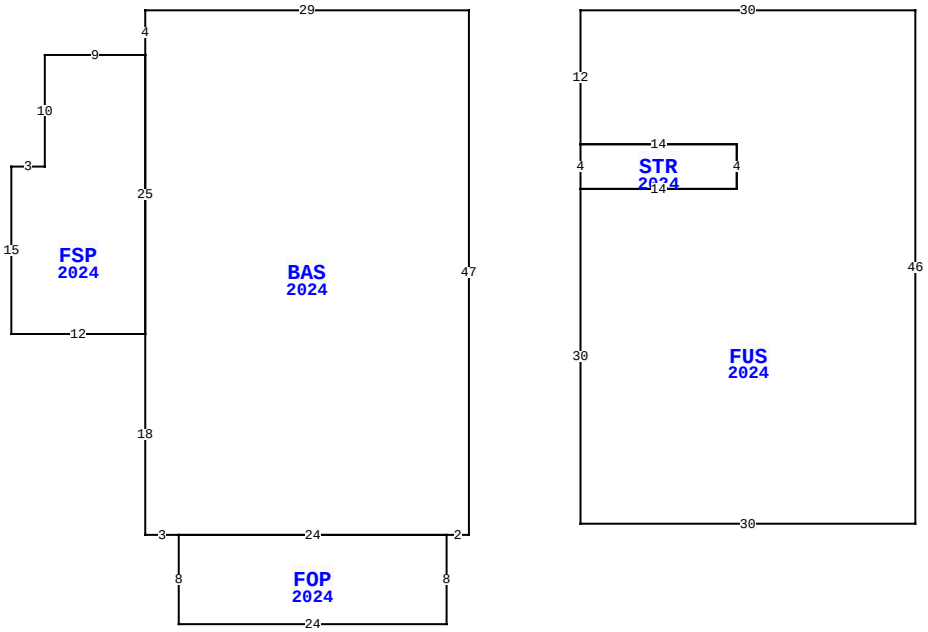
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,363	100	2024	1,363	259,202
FOP	192	30	2024	58	11,030
FSP	270	40	2024	108	20,538
FUS	1,324	100	2024	1,324	251,785
STR	56	10	2024	6	1,141
TOTALS	3,205			2,859	543,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,859	120.3576	190.17	543,696	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2687 HX Base Yr 2024



116 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		585,294
TOTAL MARKET OB/XF VALUE		14,034
TOTAL LAND VALUE - MARKET		475,000
TOTAL MARKET VALUE		1,074,328
SOH/AGL Deduction		76,773
ASSESSED VALUE		997,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		946,833
TOTAL JUST VALUE		1,074,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		969,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200917			02/01/2023
20200918	GARAGE	0	05/25/2021
20200917	NEW CONSTR	389,371	12/21/2020
8640	REPAIR/RRF	2,000	10/24/1994
7701	REPAIR/RRF	3,000	05/17/1993
7701	REPAIR/RRF	3,000	05/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2449/0719	4/06/2021	WD	U	V	11	100
GRANTOR: LITTLE DENNIS M & MAR						
GRANTEE: JONES LANCE T & LAU						
2081/1860	11/03/2016	WD	U	I	30	329,200
GRANTOR: LITTLE CLIFTON J & DE						
GRANTEE: LITTLE DENNIS M & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E29 S47 W2 W24 W3 N18 N25 N4 $
FOP=[YR=2024;ORIG=13,57] E24 S8 W24 N8 $
FSP=[YR=2024;ORIG=1,24] N10 E9 S25 W12 N15 E3 $
FUS=[YR=2024;ORIG=49,10] E30 S46 W30 N30 E14 N4 W14 N12 $
STR=[YR=2024;ORIG=49,22] E14 S4 W14 N4 $
.

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	1127	BRICK 8"	0	100	0	0	1,094.00	SF	11.00	11.00	100	2024	2023		100	12,034	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 14,034

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	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	475,000							

REVIEW DATE 01/23/2024 BY TW Total Acres: 0.00 Total Land Value: 475,000 Market: 0 Agricultural: 0 Common: 475,000 PRINTED 07/30/2025 BY SYS

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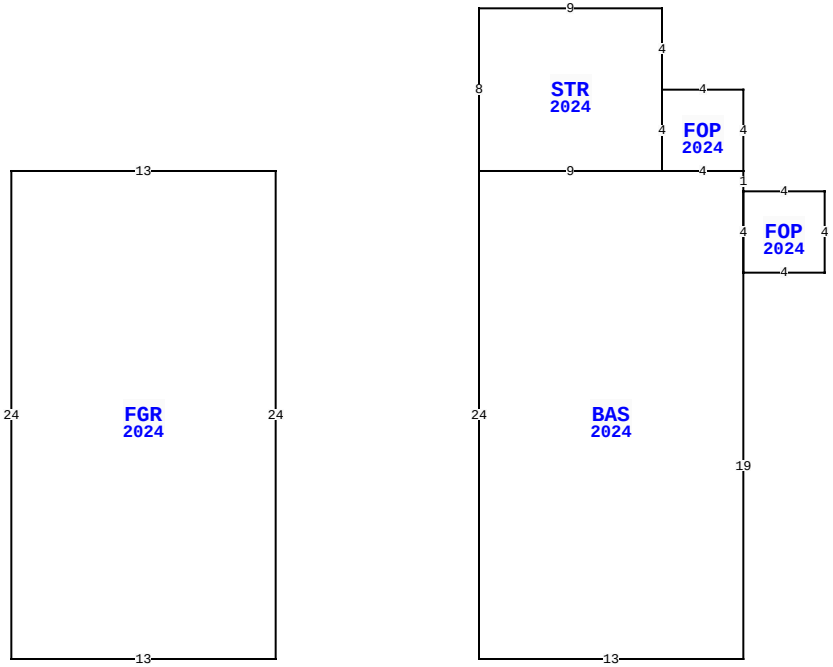
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		N/A 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
DOR 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	312	100	2024	312	25,905
FGR	312	55	2024	172	14,281
FOP	16	30	2024	5	415
FOP	16	30	2024	5	415
STR	72	10	2024	7	581
TOTALS	728			501	41,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	11	501	156.6510	83.03	41,598	2023	2023	0	0	0	0.00	100.00

2 ACCESORY U – 100% - 2024 Heated Area: 312 HX Base Yr 2024



116 S 5TH ST, FERNANDINA BEACH

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GRANTOR: LITTLE CLIFTON J & DE						
GRANTEE: LITTLE DENNIS M & M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2024;ORIG=10,10] E13 S24 W13 N24 $
BAS=[YR=2024;ORIG=33,10] E9 E4 S1 S4 S19 W13 N24 $
FOP=[YR=2024;ORIG=42,6] E4 S4 W4 N4 $
STR=[YR=2024;ORIG=33,2] E9 S4 S4 W9 N8 $
FOP=[YR=2024;ORIG=46,11] E4 S4 W4 N4 $
.

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

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