



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	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

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Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1005.00
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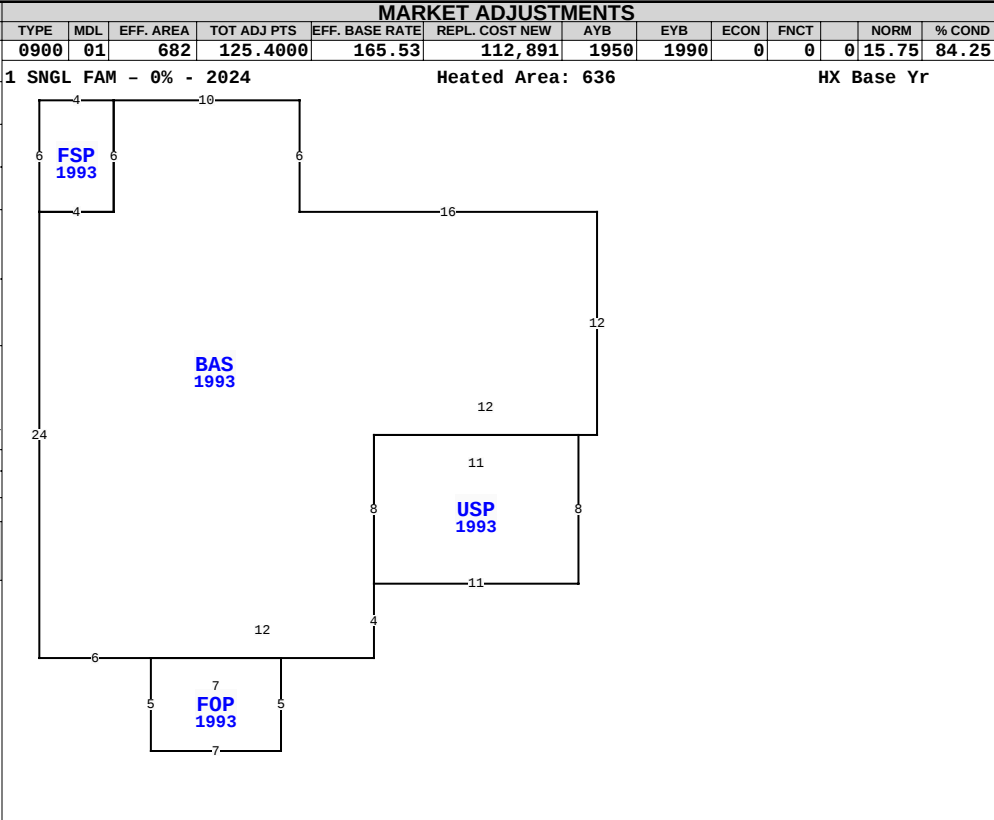
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	636	100	1993	636	88,696
FOP	35	30	1993	10	1,394
FSP	24	40	1993	10	1,394
USP	88	30	1993	26	3,626

TOTALS	783			682	95,111
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	0	16	19	304.00	SF	30.00
2	0825	BRICK	0	0	3	5	15.00	SF	12.50
3	0810	CONCRETE A	0	0	13	4	52.00	SF	6.50
4	0825	BRICK	0	0	5	6	30.00	SF	12.50
5	0810	CONCRETE A	0	0	13	3	39.00	SF	6.50
6	1243	WD DECK F	0	0	0	0	219.00	SF	3.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0003	R-2	51.00	100.00	51.00

REVIEW DATE	06/07/2024	BY	KBA
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126 S 5 TH ST, FERNANDINA BEACH	BLD DATE		LGL DATE	05/22/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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
1	0940	SHEDS/PORT	0	0	16	19	304.00	SF	30.00	30.00	100	1980	1980	3	20	1,824	
2	0825	BRICK	0	0	3	5	15.00	SF	12.50	12.50	100	1950	1950	3	20	38	
3	0810	CONCRETE A	0	0	13	4	52.00	SF	6.50	6.50	100	1970	1970	3	20	68	
4	0825	BRICK	0	0	5	6	30.00	SF	12.50	12.50	100	1970	1970	3	54	203	
5	0810	CONCRETE A	0	0	13	3	39.00	SF	6.50	6.50	100	1970	1970	3	20	51	
6	1243	WD DECK F	0	0	0	0	219.00	SF	3.20	3.20	100	2012	2012	3	50	350	

TOTAL OB/XF													2,534	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
03	R-2	51.00	100.00	51.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	2		

Total Acres: 0.00	Total Land Value: 242,250	Market: 0	Agricultural: 0	Common: 242,250
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		284,912	
TOTAL MARKET OB/XF VALUE		2,534	
TOTAL LAND VALUE - MARKET		242,250	
TOTAL MARKET VALUE		529,696	
SOH/AGL Deduction		4,789	
ASSESSED VALUE		524,907	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		524,907	
TOTAL JUST VALUE		529,696	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		477,188	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080645	METER CAN FOR 126	0	04/21/2008
20011790	ELEC.REPAIRS 126	0	08/03/2001
20004133	BATH,UTIL, KITCH -	10,000	10/10/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2764/1882	1/13/2025	QC	U	I	11	100	
GRANTOR: BEECH AND 5TH LLC							
GRANTEE: CARMICHAEL BRANDON							
2669/949	9/18/2023	WD	U	I	37	410,000	
GRANTOR: CAMPBELL PENNY E							
GRANTEE: BEECH AND 5TH LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 N6 W10 FSP=[YR=1993] W4 S6 E4 N6\$S6 W4 S24 E6 FOP=[YR=1993] S5 E7 N5 W7 \$ E12 N4 USP=[YR=1993] E11 N8 W11 S8 \$ N8 E12 N12 \$.									

[illegible]