

BLOCK 29 LOTS 4 & S1/2 OF 3
IN OR 1974/1487
CITY OF FDNA BEACH

20 SOUTH 5TH STREET LLC/
20 S 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0029-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	24	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	7	100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
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	1,487	100	1993	1,487	156,561
BAS	208	100	2016	208	21,899
BAS	843	100	2016	843	88,756
CAN	30	30	2016	9	948
CAN	105	30	2016	32	3,369
CAN	175	30	2016	52	5,475
DCK	747	10	2016	75	7,896
FUS	514	100	1993	514	54,117
FUS	180	100	2016	180	18,951
ULP	74	15	2016	11	1,158
TOTALS	4,363			3,411	359,132

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1947	1947	3	20	400	
2	0810	CONCRETE A	0	0	32	8	256.00	SF	6.50	6.50	100	1982	1982	3	35	582	
3	0810	CONCRETE A	0	0	0	0	96.00	SF	6.50	6.50	100	2016	2016	3	95	593	
4	0446	BOX FNC 6'	0	0	0	0	32.00	LF	25.00	25.00	100	2016	2016	3	70	560	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	
6	0446	BOX FNC 6'	0	0	0	0	104.00	LF	20.00	20.00	100	2016	2016	3	70	1,456	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
8	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2016	2016	3	70	560	
9	0855	CONC PAVER	0	0	39	5	195.00	SF	10.00	10.00	100	2016	2016	3	95	1,853	
10	0646	LWN SPRK H	0	0	0	0	13.00	UT	2.00	2.00	100	2016	2016	3	78	20	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	002100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2102	04	3,411	101.5560	191.43	652,968	1947	2002	0	0	0 45.00	55.00
1 RSTARANT 2 - 0% - 0											
Heated Area: 3232											
HX Base Yr											

20 S 5TH ST, FERNANDINA BEACH

BLD DATE	07/31/2018	KK	LGL DATE	
XF DATE	07/31/2018	KK	LAND DATE	03/27/2025
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		359,132	
TOTAL MARKET OB/XF VALUE		32,731	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		841,863	
SOH/AGL Deduction		128,704	
ASSESSED VALUE		713,159	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		713,159	
TOTAL JUST VALUE		841,863	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		794,682	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180356	XFOB - PERGOLA	50,000	01/31/2018
20151952	ADDITION	325,000	02/26/2016
20151952	ADDITION	325,000	08/24/2015
20151539	DEMOLITION	7,500	07/01/2015
20102133	XFOB	3,000	12/14/2010
20090378	XFOB	3,200	03/25/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/1487	4/10/2015	WD	Q	I	01	430,000
GRANTOR: CARVER JANET A P A						
GRANTEE: 20 SOUTH 5TH STREET						
1562/0972	4/22/2008	WD	Q	I	01	100
GRANTOR: CARVER JANET (PRESIDE						
GRANTEE: CARVER JANET A P A						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W1 N8 BAS=[YR=2016] N13 DCK=[YR=2016] E2 N9 W41 BAS=[YR=2016] N2 W18 S44 CAN=[YR=2016] S3 ULP=[YR=2016] S14 E4 N11 E6 N3 W10\$ E10 N3 W10\$ E10 S7 E7 N5 E1 N44\$ S1 CAN=[YR=2016] S29 E9 N3 W6 N26 W3\$ E3 S26 E6 S3 E14 N21 E16\$ W16 S13 E16\$ W16 S8 W23 S14 W1 S5 W7 S9 E6 S1 E2 CAN=[YR=2016] S7 E25 N7 W25\$ E25 S8 E15 N37\$ PTR= E15 FUS=[YR=1993] E42 S14 W5 FUS=[YR=2016] S16 W10 N18 E10 S2\$ N2 W37 N12\$ W15\$.	

LAND DESCRIPTION										TOTAL OB/XF										6,825									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	002100	C	RESTAURANT	0	0003	C-3	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	60.00	60.00	450,000												

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