



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floor	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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
APT	560	100	1993	560	43,642
APT	635	100	1993	635	49,487
APT	680	100	1993	680	52,993
APT	315	100	1994	315	24,548
BAS	594	100	1993	594	46,291
FOP	72	30	1993	22	1,714
UOP	32	20	1993	6	468
USP	35	30	1993	10	779

TOTALS	2,923			2,822	219,922
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0350	CARPORT WD	0 100	16	8	128.00	SF	13.00	
2	0819	CONC 12"	0 100	4	4	16.00	SF	9.50	
3	0810	CONCRETE A	0 100	34	4	136.00	SF	6.50	
4	0810	CONCRETE A	0 100	13	5	65.00	SF	6.50	
5	1131	REINFR 8	0 100	36	2	72.00	SF	6.30	
6	0810	CONCRETE A	0 100	99	11	1,089.00	SF	6.50	
7	0510	GARAGE WD-	0 100	22	11	242.00	SF	35.00	
8	0810	CONCRETE A	0 100	34	4	136.00	SF	6.50	
9	0819	CONC 12"	0 100	4	4	16.00	SF	9.50	
10	1241	WD DECK G	0 100	10	4	36.00	UT	11.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	55.00	100.00	55.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,822	104.9280	104.93	296,112	1900	1950		0	0	25.73	74.27
1 SINGLE FAM - 21% - 2023 Heated Area: 2784 HX Base Yr 2023												
314 N 5TH ST, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
										05/22/2025	MLU	

TOTAL OB/XF 7,514												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0350	CARPORT WD	0 100	16	8	128.00	SF	13.00	13.00	100	1990	1990
2	0819	CONC 12"	0 100	4	4	16.00	SF	9.50	9.50	100	1950	1950
3	0810	CONCRETE A	0 100	34	4	136.00	SF	6.50	6.50	100	1950	1950
4	0810	CONCRETE A	0 100	13	5	65.00	SF	6.50	6.50	100	1950	1950
5	1131	REINFR 8	0 100	36	2	72.00	SF	6.30	6.30	100	1950	1950
6	0810	CONCRETE A	0 100	99	11	1,089.00	SF	6.50	6.50	100	1990	1990
7	0510	GARAGE WD-	0 100	22	11	242.00	SF	35.00	35.00	100	1990	1990
8	0810	CONCRETE A	0 100	34	4	136.00	SF	6.50	6.50	100	2003	2003
9	0819	CONC 12"	0 100	4	4	16.00	SF	9.50	9.50	100	2003	2003
10	1241	WD DECK G	0 100	10	4	36.00	UT	11.50	11.50	100	1990	1990

TOTAL OB/XF 7,514												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1	000100	C	RES	100	0006	R-2	55.00	100.00	55.00	FF	1.00	1.00
												0.95

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					219,922				
TOTAL MARKET OB/XF VALUE					8,214				
TOTAL LAND VALUE - MARKET					248,188				
TOTAL MARKET VALUE					476,324				
SOH/AGL Deduction					102,077				
ASSESSED VALUE					374,247				
TOTAL EXEMPTION VALUE					HX HB SX 100,722				
BASE TAXABLE VALUE					273,525				
TOTAL JUST VALUE					476,324				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					427,024				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222486	REMODEL	15,000	09/16/2022
20200138	REMODEL	3,000	03/19/2020
20171813	RMV ASB SID	2,750	06/12/2017
20051055	REPAIR/RRF	3,000	01/14/2005
20034268	REMODEL	1,000	12/10/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2577/1215	7/09/2022	WD	Q	I	02	452,000	
GRANTOR: TUNG JULIE							
GRANTEE: ANDERSON LINDA LIA							
2462/0363	5/11/2021	WD	Q	I	01	333,000	
GRANTOR: HICKS ROBERT F & KIMB							
GRANTEE: TUNG JULIE							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W13 APT=[YR=1994] N19 W21 S12 E12S7 E9\$ W4 APT=[YR=1993] W5 N7 W12 S12 W2 S9 UOP=[YR=1993] W2 S8 E4 N8W2\$ E2 S20 E12 FOP=[YR=1993] S6 E12 N6 W12\$ E5 N34 \$ S34 E17 N21 U2 R2 N6 U2 L2 N3\$ PTR= E15 APT=[YR=1993] E15 N7E7 USP=[YR=1993] E7 S5 W7 N5\$S5 APT=[YR=1993] E12 S3 D2 R2 S6 D2 L2 S21 W16N34 E4\$ W4 S34 W18N20W2 N9E2N3\$ W15\$.									

[illegible]