BLOCK 33 LOT 4 & FRAC OF LOT 5
IN OR 1277/1224
EX S 5FT OF LOT 4

DAVIES KIM
320 N 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0033-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

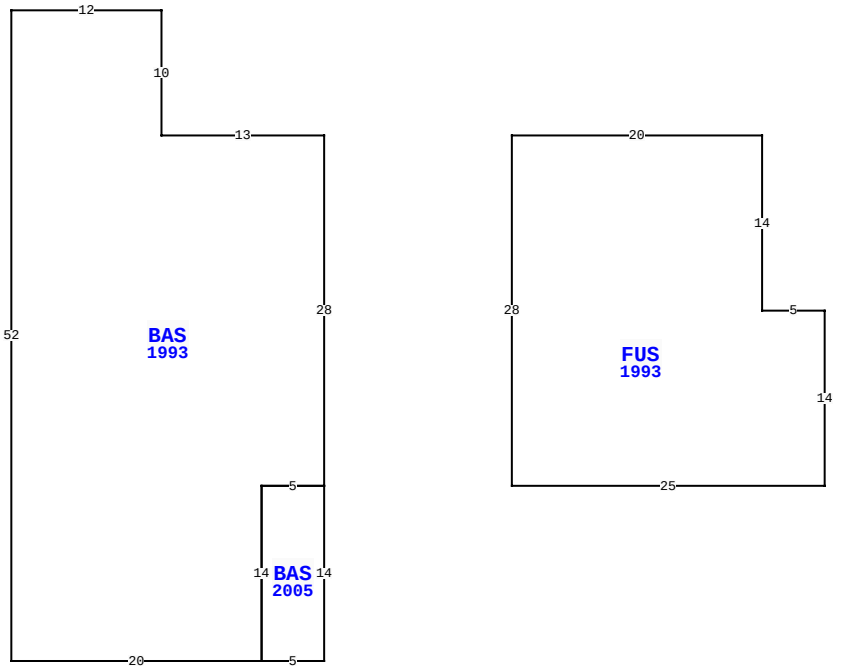
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAS	1,100	100	1993	1,100	148,546
BAS	70	100	2005	70	9,453
FUS	630	100	1993	630	85,077
TOTALS	1,800			1,800	243,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,800	115.6000	152.59	274,662	1900	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2006 Heated Area: 1800 HX Base Yr 2006



320 N 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		243,076
TOTAL MARKET OB/XF VALUE		3,738
TOTAL LAND VALUE - MARKET		218,500
TOTAL MARKET VALUE		465,314
SOH/AGL Deduction		247,168
ASSESSED VALUE		218,146
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,424
TOTAL JUST VALUE		465,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131360	ROOF	2,500	06/14/2013
20062299	TEMP POLE	75	10/09/2006
20062117	REMODEL	600,000	09/15/2006
20052705	REMODEL	15,000	09/22/2005
20052242	H/AC	4,000	07/18/2005
20051314	REMODEL	5,000	02/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1277/1224	12/01/2004	WD	Q	I		134,000
GRANTOR: MEGER BRUCE						
GRANTEE: DAVIES KIM						
1144/1350	6/12/2003	WD	Q	I		115,000
GRANTOR: ADAMS DARNELL J & ROB						
GRANTEE: MEGER BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N10 W12 S52 E20 BAS=[YR=2005] E5 N14 W5 S14 $ N14 E5 N28 $ PTR= E15 FUS=[YR=1993] E20 S14 E5 S14 W25 N28 $ W15 $.

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	1241	WD DECK G	0	100	7	29	203.00	UT	23.00	23.00	100	2005	2005	3	36	1,681	
2	1241	WD DECK G	0	100	7	25	175.00	UT	23.00	23.00	100	2005	2005	3	36	1,449	
3	1242	WD DECK A	0	100	6	9	54.00	SF	10.00	10.00	100	2005	2005	3	22	119	
4	1242	WD DECK A	0	100	9	4	36.00	SF	10.00	10.00	100	2005	2005	3	22	79	
5	0851	PATIO STON	0	100	0	0	325.00	SF	1.50	1.50	100	2005	2005	3	84	410	

LAND DESCRIPTION

TOTAL OB/XF 3,738

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	0006	R-2	46.00	100.00	46.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	218,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 218,500 Market: 0 Agricultural: 0 Common: 218,500 PRINTED 07/30/2025 BY SYS