BLOCK 33 LOT 5 EX S'LY 1' OF
E 54.5' OF W 62' OF LOT 5
IN OR 2297/271

FEY CORY/SLAVOVSKA GERGANA
324 N 5TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0033-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

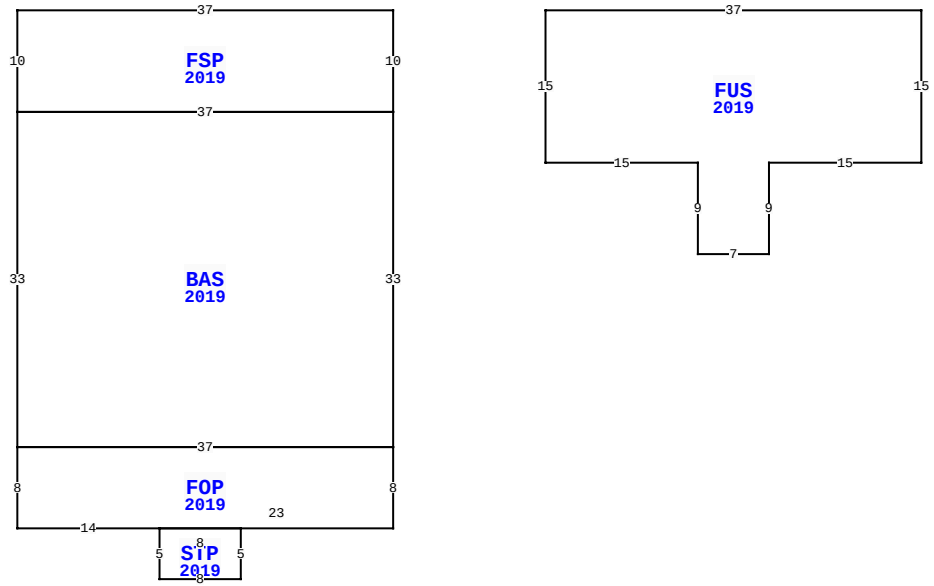
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,221	100	2019	1,221	236,420
FOP	296	30	2019	89	17,233
FSP	370	40	2019	148	28,657
FUS	618	100	2019	618	119,662
STP	40	10	2019	4	774
TOTALS	2,545			2,080	402,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,080	125.0480	197.58	410,966	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 0% - 0 Heated Area: 1839 HX Base Yr



324 N 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	402,747
TOTAL MARKET OB/XF VALUE	11,282
TOTAL LAND VALUE - MARKET	237,500
TOTAL MARKET VALUE	651,529
SOH/AGL Deduction	42,682
ASSESSED VALUE	608,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	608,847
TOTAL JUST VALUE	651,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	595,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182723	NEW CONSTR	234,644	08/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/0271	8/12/2019	WD	Q	I	02	535,000
GRANTOR: PELICAN PROPERTIES OF						
GRANTEE: FEY CORY & GERGANA						
2080/0332	10/26/2016	WD	U	V	11	100
GRANTOR: GETZ JEFFREY H & SHER						
GRANTEE: PELICAN PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W37 S10 BAS=[YR=2019] S33 FOP=[YR=2019] S8 E14
STP=[YR=2019] S5 E8 N5 W8$ E23 N8 W37$ E37 N33 W37 $ E37 N10$
PTR=E15 FUS=[YR=2019] E37 S15 W15 S9 W7 N9 W15 N15$ 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	0855	CONC PAVER	0	0	0	0	961.00	SF	10.00	10.00	100	2019	2019	3	97	9,322	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 11,282

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	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500							

REVIEW DATE 08/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS