

BLOCK 126 LOT 4
IN OR 865/1747
CITY OF FDNA BEACH

MATHENY DIANN M
320 S 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0126-0040



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	10	ABOVE AVG 100	0100	01	2,130	114.2190	114.22	243,289	1997	1997	0	0	13.00	87.00															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2004													Heated Area: 1768													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	12	HARDWOOD 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame		N/A 100																											
Stories	2.	2. 100																											
Units	00	0 100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA			01																						
NEIGHBORHOOD/LOC			1001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	780	100	1997	780	77,510																								
FGR	484	55	1997	266	26,433																								
FOP	160	30	1997	48	4,770																								
FOP	160	30	1997	48	4,770																								
FUS	220	100	1997	220	21,861																								
FUS	768	100	1997	768	76,317																								
TOTALS			2,572		2,130	211,661																							
EXTRA FEATURES						320 S 5TH ST, FERNANDINA BEACH																							
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	0810	CONCRETE A	0	100	0	0	1,901.00	SF	6.50	6.50	100	1997	1997	3	72	8,897													
2	0825	BRICK	0	100	7	36	252.00	SF	6.25	6.25	100	1999	1999	3	93	1,465													
3	0476	VF 6 SBPL	0	100	0	0	57.00	LF	32.00	32.00	100	1999	1999	3	45	821													
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1999	1999	3	45	135													
5	0858	SCULP CONC	0	100	0	0	520.00	SF	13.00	13.00	100	1999	1999	3	93	6,287													
6	0810	CONCRETE A	0	100	0	0	84.00	SF	6.50	6.50	100	1999	1999	3	75	410													
TOTAL OB/XF 18,015																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS																													