BLOCK 137 LOT 2
IN OR 1695/523

PIPER LAWRENCE W & CAROL H
1705 BROOKWOOD RD
JACKSONVILLE, FL 32207

2025

00-00-31-1800-0137-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

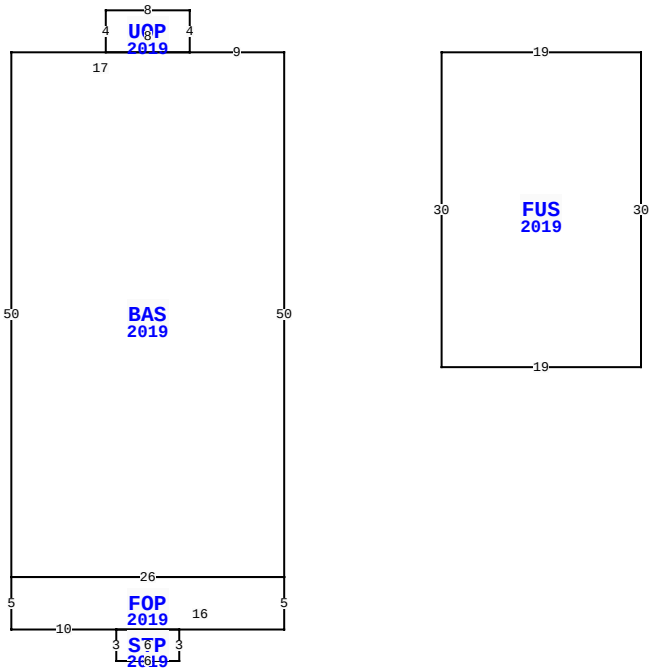
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,300	100	2019	1,300	189,202
FOP	130	30	2019	39	5,676
FUS	570	100	2019	570	82,958
STP	18	10	2019	2	291
UOP	32	20	2019	6	873
TOTALS	2,050			1,917	279,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,917	112.5040	148.51	284,694	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 0 Heated Area: 1870 HX Base Yr



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

404 S 5TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	279,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	491,500
SOH/AGL Deduction	166,845
ASSESSED VALUE	324,655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,655
TOTAL JUST VALUE	491,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	465,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181590	NEW CONSTR	158,987	05/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1695/0523	8/24/2010	WD	U	V	38	54,900
GRANTOR: SPRINGS DEBORAH A						
GRANTEE: PIPER LAWRENCE W &						
0944/1893	8/15/2000	QC	Q	V	06	100
GRANTOR: CARD ALICE B						
GRANTEE: SPRINGS DEBORAH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W9 UOP=[YR=2019] N4 W8 S4 E8 $ W17 S50
FOP=[YR=2019] S5 E10 STP=[YR=2019] S3 E6 N3 W6$ E16 N5 W26$
E26 N50$ PTR=E15 FUS=[YR=2019] E19 S30 W19 N30$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	4,250.00	4,250.00	212,500							

REVIEW DATE 07/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS