

BLOCK 138 LOTS 10 & 11
IN OR 2184/1656
CITY OF FDNA BEACH

MOORE ELIZABETH A & AARON M
411 S 5TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0138-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,464	100	1993	1,464	201,629
BAS	216	100	2017	216	29,749
BAS	224	100	2017	224	30,850
FOP	18	30	1993	5	688
UOP	231	20	2008	46	6,336
TOTALS	2,153			1,955	269,252

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2017
2	0511	GARAGE CB-	0 100	18	20	360.00	SF	40.00	40.00	100	1957
3	0940	SHEDS/PORT	0 100	8	10	80.00	SF	30.00	30.00	100	1993

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	R-2	100.00	100.00	100.00	FF	1.00

REVIEW DATE 04/22/2024 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,955	118.5408	156.47	305,899	1957	2000	0	0	11.98	88.02
1 SNGL FAM - 100% - 2019 Heated Area: 1904 HX Base Yr 2019											
411 S 5TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
6,755											
411 S 5TH ST, FERNANDINA BEACH											

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6,755											
411 S 5TH ST, FERNANDINA BEACH											

Total Acres: 0.00 Total Land Value: 297,500 Market: 0 Agricultural: 0 Common: 297,500

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		269,252	
TOTAL MARKET OB/XF VALUE		6,755	
TOTAL LAND VALUE - MARKET		297,500	
TOTAL MARKET VALUE		573,507	
SOH/AGL Deduction		270,406	
ASSESSED VALUE		303,101	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		252,379	
TOTAL JUST VALUE		573,507	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		543,225	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171649	ADDITION	32,217	05/30/2017
20110991	FENCE	40	06/17/2011
20081690	REROOF W/30YR SHN	4,200	11/17/2008
20080228	CHAIN-LINK FENCE	1,000	02/15/2008
20011336	REROOF	2,000	06/08/2001
984464	ADD GAME ROOM	5,000	10/27/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2184/1656	3/16/2018	WD	Q	I	01
GRANTOR: SEIBERT CHRISTOPHER T					
GRANTEE: MOORE ELIZABETH A &					
2109/0954	3/27/2017	WD	Q	I	01
GRANTOR: LAKE OSBORNE LLC					
GRANTEE: SEIBERT CHRISTOPHER					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2017] N7 W8 N5 W14 S12 BAS=[YR=1993] W10					
BAS=[YR=2017] W7 UOP=[YR=2008] N11 W21 S11 E21\$ W20 S8 E27					
N8\$ S8 W27 N8 W11 S24 E26 FOP=[YR=1993] S3 E6 N3 W6 \$ E44					
N24 W22\$ E22 \$.					

OTHER ADJUSTMENTS AND NOTES											

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