BLOCK 138 LOTS 12 & 13
IN OR 1550/637
CITY OF FDNA BEACH

AUSTIN JACOB GREENE
409 S 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0138-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

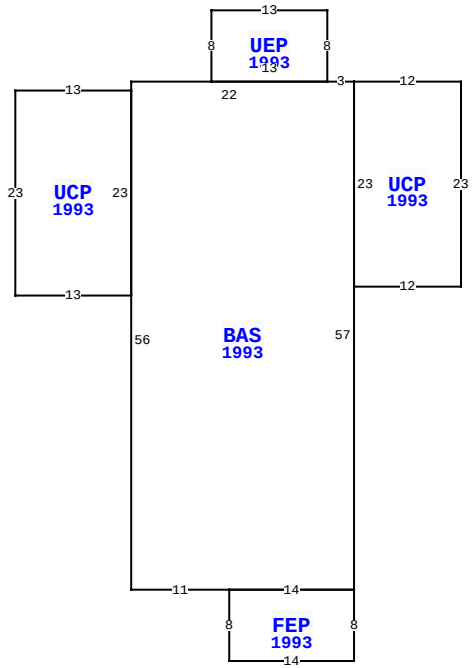
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100	1993	1,425	80,744
FEP	112	80	1993	90	5,100
UCP	276	20	1993	55	3,117
UCP	299	20	1993	60	3,400
UEP	104	60	1993	62	3,513
TOTALS	2,216			1,692	95,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,692	75.0500	75.05	126,985	1940	1990	0	0	0	24.50	75.50

1 SINGLE FAM – 100% - 2008 Heated Area: 1425 HX Base Yr



409 S 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		95,874
TOTAL MARKET OB/XF VALUE		5,767
TOTAL LAND VALUE - MARKET		297,500
TOTAL MARKET VALUE		399,141
SOH/AGL Deduction		10,550
ASSESSED VALUE		388,591
TOTAL EXEMPTION VALUE	13	388,591
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		399,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101601	REMODEL	1,500	09/15/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/0637	2/08/2008	QC	U	I	07	100
GRANTOR: AUSTIN JAMES Q						
GRANTEE: AUSTIN JAMES Q & JA						
1539/1096	12/06/2007	QC	Q	I	06	100
GRANTOR: AUSTIN JAMES Q						
GRANTEE: AUSTIN JACOB GREENE						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W12 BAS=[YR=1993] W3 UEP=[YR=1993] N8 W13 S8 E13$ W22 S1 UCP=[YR=1993] W13 S23 E13 N23$ S56 E11 FEP=[YR=1993] S8 E14 N8 W14$ E14 N57$ S23 E12 N23$.

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	0810	CONCRETE A	0	100	79	9	711.00	SF	6.50	6.50	100	1992	1992	3	62	2,865	
2	0810	CONCRETE A	0	100	80	9	720.00	SF	6.50	6.50	100	1992	1992	3	62	2,902	

LAND DESCRIPTION

TOTAL OB/XF 5,767

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	100.00	100.00	100.00	FF		1.00	1.00	0.70	4,250.00	2,975.00	297,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 297,500 Market: 0 Agricultural: 0 Common: 297,500 PRINTED 07/30/2025 BY SYS