BLOCK 139 LOTS 2 3
CITY OF FDNA BEACH

SIKES MARSHA GAIL/CARTER DENNIS W
815 CURNUTTE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0139-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

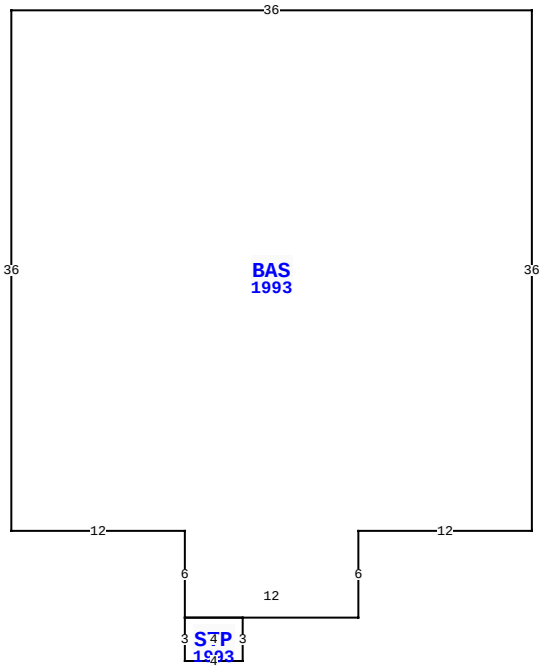
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1993	1,368	115,543
STP	12	10	1993	1	85
TOTALS	1,380			1,369	115,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,369	101.7640	101.76	139,309	1925	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1368 HX Base Yr



512 S 5TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	115,626
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	297,500
TOTAL MARKET VALUE	413,126
SOH/AGL Deduction	0
ASSESSED VALUE	413,126
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	413,126
TOTAL JUST VALUE	413,126
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990583	RESIDE EXTERIOR	2,500	06/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0644/0798	12/19/1991	WD	U	I	18	100

GRANTOR: CARTER ALBERTA

GRANTEE: CARTER ALBERTA L/E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S36 E12 S6 STP=[YR=1993] S3 E4 N3 W4$ E12 N6 E12 N36$.

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	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