BLOCK 139 N1/2 OF LOTS 6 & 7
CITY OF FDNA BEACH

WELLS WANDA H
526 SOUTH 5TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0139-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05

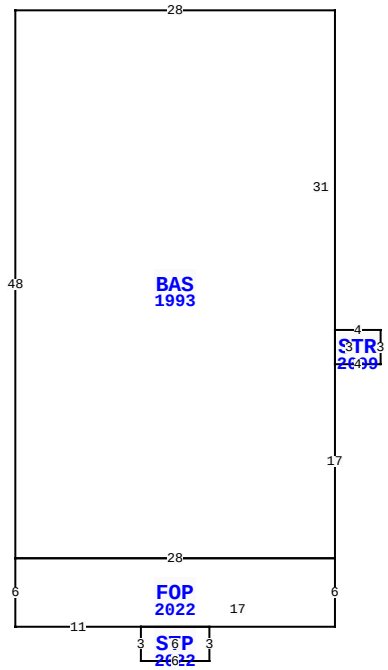
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	317,412
FOP	168	30	2022	50	11,809
STP	18	10	2022	2	473
STR	12	10	2009	1	237
TOTALS	1,542			1,397	329,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	11	1,397	130.1248	171.76	239,949	1989	2020	0	103	87.5	5.00	137.50

1 SNGL FAM – 100% - 2023 Heated Area: 1344 HX Base Yr 2023



526 S 5TH ST, FERNANDINA BEACH

BLD DATE	12/09/2013 KK	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		329,930
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		542,430
SOH/AGL Deduction		102,411
ASSESSED VALUE		440,019
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		389,297
TOTAL JUST VALUE		542,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132093	MTL ROOF	7,200	09/06/2013
20091254	WATER SERVICE	900	09/17/2009
4280	NEW CONSTR	0	05/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2569/0369	6/09/2022	WD	Q	I	01	605,000
GRANTOR: VERRIER TRACEY HINES						
GRANTEE: WELLS WANDA H						
2437/0493	2/25/2021	WD	Q	I	01	318,000
GRANTOR: NORRIS RUSSELL & MARY						
GRANTEE: VERRIER TRACEY HINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S48 FOP=[YR=2022] S6 E11 STP=[YR=2022] S3 E6 N3 W6$ E17 N6 W28$ E28 N17 STR=[YR=2009] E4 N3 W4 S3$ N31$.

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	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 02/17/2023 BY TW Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS