BLOCK 140 E48 FT OF LOT 5
CITY OF FDNA BEACH

WILLIAMS MICHAEL
95180 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0140-0051

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	04	Quality Level 04

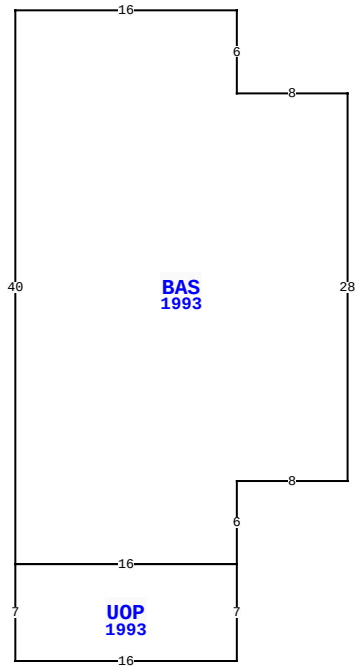
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	87,016
UOP	112	20	1993	22	2,215
TOTALS	976			886	89,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	886	121.3380	121.34	107,507	1940	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



613 FIR ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	89,231
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	204,000
TOTAL MARKET VALUE	293,231
SOH/AGL Deduction	76,118
ASSESSED VALUE	217,113
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,113
TOTAL JUST VALUE	293,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112175	VINYL SIDING/SOFF	13,251	12/07/2011
20020813	ELEC TO ADDITION	1,000	05/13/2002
20020787	SHIP REPAIRS	9,000	05/08/2002
20020774	H/AC	3,000	05/03/2002
969763	REPAIR/RRF	200	04/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2789/933	5/22/2025	WD	Q	I	01	375,000
GRANTOR: SABO TODD & SHARON						
GRANTEE: WILLIAMS MICHAEL						
2266/0387	3/28/2019	WD	Q	I	01	172,500
GRANTOR: ERICKSEN TODD S						
GRANTEE: SABO TODD & SHARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N6 E8 N28 W8 N6 W16 S40 UOP=[YR=1993] S7 E16 N7 W16$E16$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	48.00	100.00	48.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	204,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 204,000 Market: 0 Agricultural: 0 Common: 204,000 PRINTED 07/30/2025 BY SYS