

BLOCK 150 LOT 2 S 25 FT
OF 1 & 16 IN OR 99/138
CITY OF FDNA BEACH

THOMPSON NANCY K
612 S 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0150-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 60			
Roof Cover	03	COMP SHNGL 40			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 80			
Interior Floo	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
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
BAL	42	15	2007	6	572
BAL	100	15	2007	15	1,431
BAS	1,000	100	1993	1,000	95,371
FOP	243	30	1993	73	6,962
FUS	725	100	1993	725	69,144
TOTALS	2,110			1,819	173,480

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50
3	1242	WD DECK A	0	100	0	0	108.00	SF	10.00
4	0861	POOL GUNIT	0	100	21	12	252.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	980.00	SF	13.05
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	0350	CARPORT WD	0	100	12	12	144.00	SF	8.58
8	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00
9	0479	VF PICKET	0	100	0	0	75.00	LF	10.00
10	0351	CARPORT MT	0	100	20	12	240.00	SF	6.60

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	75.00	100.00	75.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,819	113.2000	113.20	205,911	1946	1990	0	0	0	15.75	84.25	
1 SINGLE FAM - 100% - 2021 Heated Area: 1725 HX Base Yr													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

612 S 5TH ST, FERNANDINA BEACH 05/22/2025 MLU

TOTAL OB/XF													
22,515													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1946	1946
2	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	1954	1954
3	1242	WD DECK A	0	100	0	0	108.00	SF	10.00	10.00	100	2001	2001
4	0861	POOL GUNIT	0	100	21	12	252.00	SF	85.00	85.00	100	2003	2003
5	0845	KOOL DECK	0	100	0	0	980.00	SF	13.05	13.05	100	2003	2003
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003
7	0350	CARPORT WD	0	100	12	12	144.00	SF	8.58	8.58	100	2004	2004
8	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2003	2003
9	0479	VF PICKET	0	100	0	0	75.00	LF	10.00	10.00	100	2003	2003
10	0351	CARPORT MT	0	100	20	12	240.00	SF	6.60	6.60	100	2009	2009

TOTAL OB/XF													
22,515													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	000100	C	RES	100	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		270,689	
TOTAL MARKET OB/XF VALUE		22,515	
TOTAL LAND VALUE - MARKET		318,750	
TOTAL MARKET VALUE		611,954	
SOH/AGL Deduction		46,680	
ASSESSED VALUE		565,274	
TOTAL EXEMPTION VALUE		13	565,274
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		611,954	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		581,623	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101103	H/AC	7,100	07/07/2010
20020780	VINYL SIDING	0	05/07/2002
20012589	SRVC CHG & ADDITI	0	12/03/2001
20012491	SWIM POOL	0	11/13/2001
20010462	METAL ROOF	1,000	03/15/2001
8114	REPAIR/RRF	450	01/25/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W25 S11 FOP=[YR=1993] W9 S27 E9 N27\$ S29 E25 N40\$ PTR=E15 FUS=[YR=1993] E8 BAL=[YR=2007] N6 E7 S6 W7 \$ E17 S29 BAL=[YR=2007] S10 W10 N10 E10\$ W25 N29\$ W15\$.									

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