BLOCK 187 LOT 4
CITY OF FDNA BEACH

PARTRIDGE CLAIRE T L/E/
P O BOX 15306
FERNANDINA BEACH, FL 32035-3106

2025

00-00-31-1800-0187-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

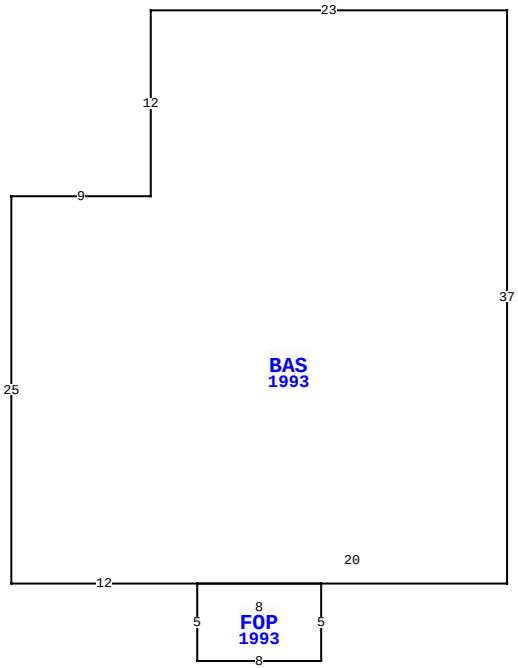
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,076	100	1993	1,076	68,515
FOP	40	30	1993	12	764
TOTALS	1,116			1,088	69,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,088	86.1992	86.20	93,786	1950	1980	0	0	0	26.13	73.87

1 SINGLE FAM – 100% - 0 Heated Area: 1076 HX Base Yr 1986



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

1294 S 5TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		69,280
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		199,280
SOH/AGL Deduction		162,574
ASSESSED VALUE		36,706
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,706
TOTAL JUST VALUE		199,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/28	8/28/2024	LE	U	I	11	100
GRANTOR: PARTRIDGE CLAIRE T						
GRANTEE: BALSAMO LORA JEANEL						
2575/0521	6/29/2022	LE	U	I	11	100
GRANTOR: PARTRIDGE CLAIRE T						
GRANTEE: FRISBEE MICHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S12 W9 S25 E12 FOP=[YR=1993] S5 E8 N5W8$ E20N37$.

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	RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS