BLOCK 188 LOT 5
CITY OF FDNA BEACH

WHITEFIELD JAMES CHADWICK & LAUREN NICOLE
3024 S FLETCHER AVE A
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0188-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	04	BUILT-UP 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

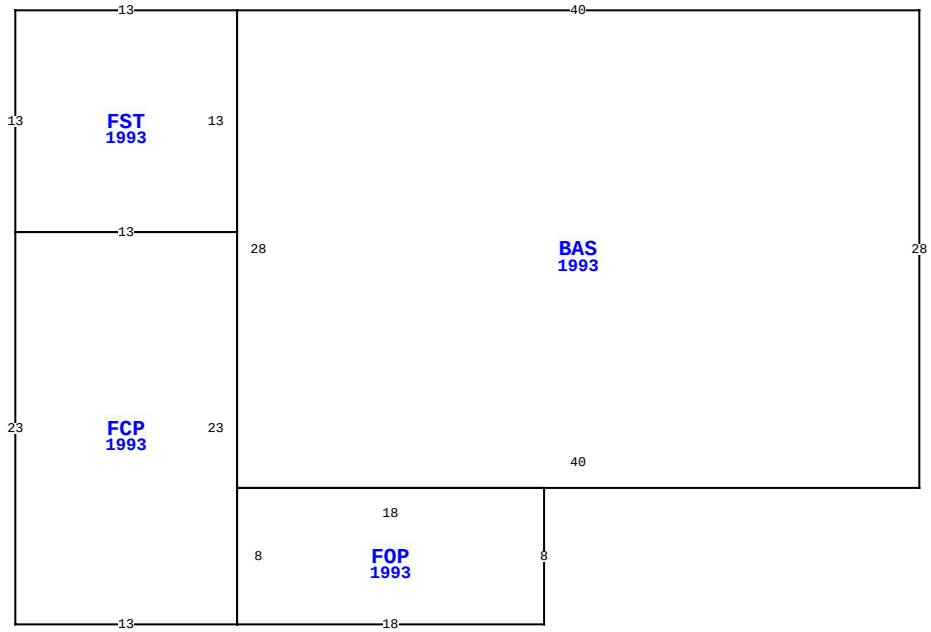
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	129,712
FCP	299	25	1993	75	8,686
FOP	144	30	1993	43	4,980
FST	169	55	1993	93	10,771
TOTALS	1,732			1,331	154,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,331	142.5424	142.54	189,721	1963	2000	0	0	0	18.75	81.25

1 SINGLE FAM – 0% - 2025 Heated Area: 1120 HX Base Yr



1293 S 5TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	154,148
TOTAL MARKET OB/XF VALUE	509
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	284,657
SOH/AGL Deduction	0
ASSESSED VALUE	284,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,657
TOTAL JUST VALUE	284,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2699/1401	3/13/2024	WD	Q	I	01	340,000
GRANTOR: SMART SARAH E						
GRANTEE: WHITEFIELD JAMES CH						
2694/754	2/06/2024	QC	U	I	11	100
GRANTOR: SMART JEREMY A						
GRANTEE: SMART SARAH E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FST=[YR=1993] W13 S13 FCP=[YR=1993] S23 E13 N23W13$ E13N13 $ S28 FOP=[YR=1993] S8 E18 N8W18$ E40 N28$.

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
1	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50	6.50	100	1963	1963	3	20	125	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2002	2002	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 509

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	RM	100.00	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