BLOCK 192 LOT 2
IN OR 1254/102
CITY OF FDNA BEACH

THEOBALD THOMAS A & RAMONA R
96568 CALHOUN RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0192-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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

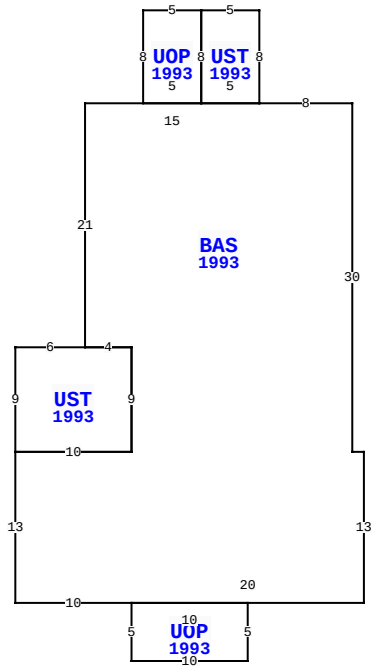
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	1993	1,044	15,869
UOP	40	20	1993	8	122
UOP	50	20	1993	10	152
UST	40	45	1993	18	274
UST	90	45	1993	40	608
TOTALS	1,264			1,120	17,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,120	76.0000	76.00	85,120	1900	1940	0	0	40	50.00	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1044 HX Base Yr



1314 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	17,024
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	147,024
SOH/AGL Deduction	63,177
ASSESSED VALUE	83,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,847
TOTAL JUST VALUE	147,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1254/0102	8/20/2004	WD	Q	I		50,000
GRANTOR: ROWE BRENDA G &						
GRANTEE: THEOBOLD THOMAS A &						
0973/1019	3/06/2001	WD	U	I	18	100
GRANTOR: GILL RUTH B						
GRANTEE: GILL RUTH B L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UST=[YR=1993] N8 W5 UOP=[YR=1993] W5 S8 E5 N8 $ S8 E5 $ W15 S21 UST=[YR=1993] W6 S9 E10 N9 W4 $ E4 S9 W10 S13 E10 UOP=[YR=1993] S5 E10 N5 W10 $ E20 N13 W1 N30 $.

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

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS