BLOCK 202 LOTS 3 & 5
R567943 & R567944
OR 255 PG 598

HOOPER BRENDA
1483 S 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0202-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

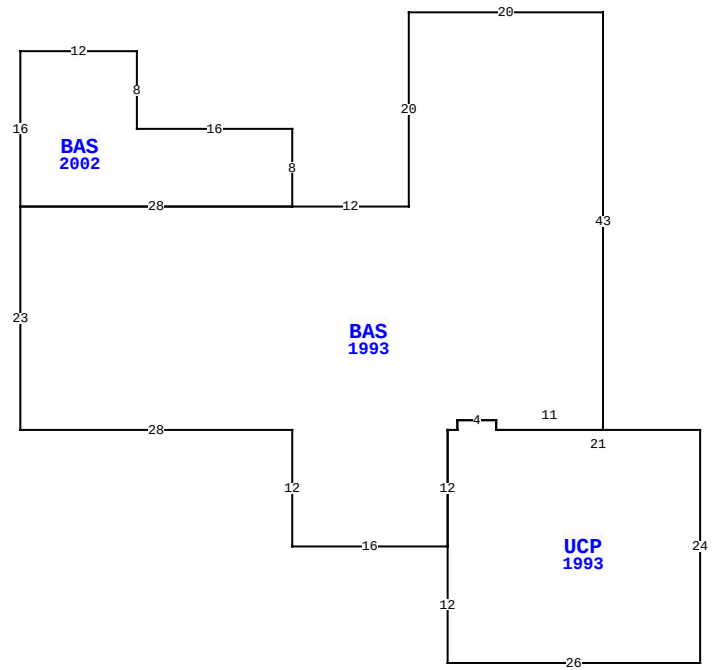
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100	1993	1,968	55,356
BAS	320	100	2002	320	9,001
UCP	628	20	1993	126	3,544
TOTALS	2,916			2,414	67,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,414	117.2000	93.76	226,337	1978	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 2288 HX Base Yr 1995



1483 S 5TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		67,901
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		169,000
TOTAL MARKET VALUE		239,141
SOH/AGL Deduction		191,467
ASSESSED VALUE		47,674
TOTAL EXEMPTION VALUE	WX HX HB	30,000
BASE TAXABLE VALUE		17,674
TOTAL JUST VALUE		239,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S20 W12BAS=[YR=2002] N8 W16 N8 W12 S16 E28 $ W28 S23 E28 S12 E16 UCP=[YR=1993] S12 E26 N24 W21 N1 W4 S1 W1 S12$ N12 E1 N1E4 S1 E11 N43$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	40	800	
2	0681	POLE SHED	0	100	24	20	480.00	SF	15.00	15.00	100	1960	1960	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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		RM	100.00	100.00	100.00	FF		1.00	1.00	0.80	1,300.00	1,040.00	104,000							
2	000100	C	RES	100		RM	100.00	100.00	100.00	FF		1.00	1.00	0.50	1,300.00	650.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 169,000 Market: 0 Agricultural: 0 Common: 169,000 PRINTED 07/30/2025 BY SYS