BLOCK 202 LOTS 4 & 6
CITY OF FERNANDINA BEACH

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

2025

00-00-31-1800-0202-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

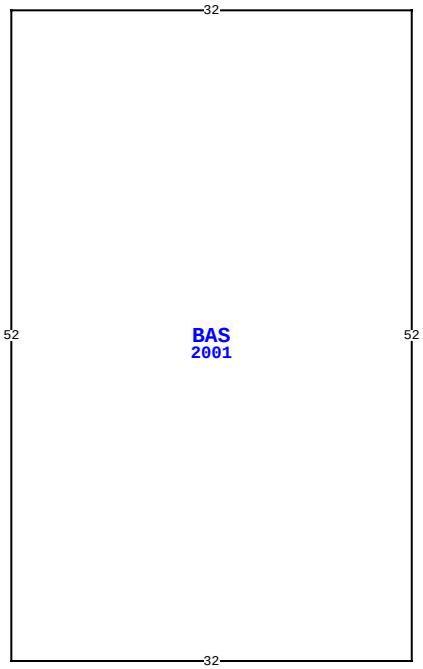
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2001	1,664	27,047
TOTALS	1,664			1,664	27,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,664	69.7200	25.80	42,931	2001	2001	0	0	0	37.00	63.00

1 GARAGE RES – 0% - 0 Heated Area: 1664 HX Base Yr



1475 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	27,047
TOTAL MARKET OB/XF VALUE	5,222
TOTAL LAND VALUE - MARKET	169,000
TOTAL MARKET VALUE	201,269
SOH/AGL Deduction	72,610
ASSESSED VALUE	128,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,659
TOTAL JUST VALUE	201,269
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
09076	NEW CONSTR	0	08/16/2002
B995976	GARAGE	41,600	04/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/1423	6/17/2025	QC	U	I	11	100
GRANTOR: HOOPER BRENDA						
GRANTEE: HOOPER BRIAN S						
0684/1105	7/12/1993	QC	Q	V	01	100
GRANTOR: HOOPER VASHTIE						
GRANTEE: HOOPER JAMES & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W32 S52 E32 N52 $.

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	0681	POLE SHED	0	0	32	16	512.00	SF	15.00	15.00	100	2013	2013	3	68	5,222	

LAND DESCRIPTION

TOTAL OB/XF 5,222

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		RM	0.00	0.00	100.00	FF		1.00	1.00	0.80	1,300.00	1,040.00	104,000							
2	000100	C	RES	0		RM	0.00	0.00	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