BLOCK 205 LOT 8
CITY OF FDNA BEACH

GIBSON SEAN M & YVONNE L
1515 S 5TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0205-0080

BUILDING CHARACTERISTICS

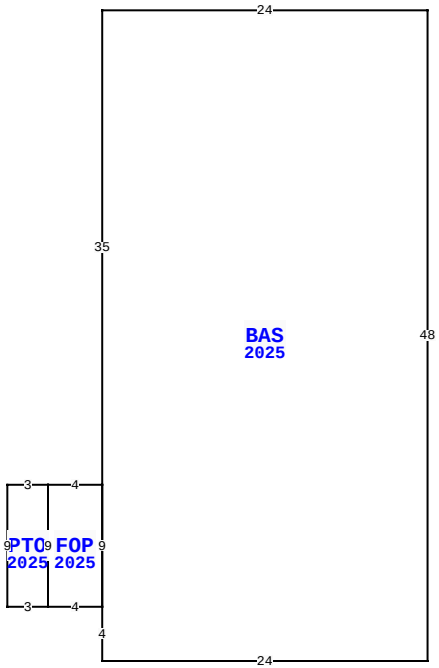
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,152	100	2025	1,152	198,582
FOP	36	30	2025	11	1,896
PTO	27	5	2025	1	172
TOTALS	1,215			1,164	200,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,164	130.5920	172.38	200,650	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 1152 HX Base Yr



1515 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	200,650
TOTAL MARKET OB/XF VALUE	234
TOTAL LAND VALUE - MARKET	104,000
TOTAL MARKET VALUE	304,884
SOH/AGL Deduction	51,292
ASSESSED VALUE	253,592
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,592
TOTAL JUST VALUE	304,884
NCON VALUE	200,884
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250000411	SFR 1152 HTD	141,580	01/13/2025
20003512	NEW CONSTR	141,580	04/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2274/1559	5/14/2019	WD	Q	V	01	45,000
GRANTOR: PARK PLACE INVESTMENT						
GRANTEE: GIBSON SEAN M & YVO						
2233/1470	10/30/2018	TX	U	V	11	14,500
GRANTOR: TAX COLLECTOR						
GRANTEE: PARK PLACE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-20,0] W24 S35 S9 S4 E24 N48 $
FOP=[YR=2025;ORIG=-44,35] W4 S9 E4 N9 $
PTO=[YR=2025;ORIG=-48,35] W3 S9 E3 N9 $
.

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	0	0	36.00	SF	6.50	6.50	100	2025	2024		100	234	

LAND DESCRIPTION

TOTAL OB/XF 234

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	100.00	100.00	100.00	FF		1.00	1.00	0.80	1,300.00	1,040.00	104,000							

REVIEW DATE 03/18/2024 BY MLU Total Acres: 0.00 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 07/30/2025 BY SYS