BLK 12 LOT 5
IN OR 2595/1230
AMERICAN BEACH SUB #2

ROBINSON EDWARD H III
5479 JAMES STREET
FERNANDINA BEACH, FL 32034

2026

00-00-30-010B-0012-0050

BUILDING CHARACTERISTICS

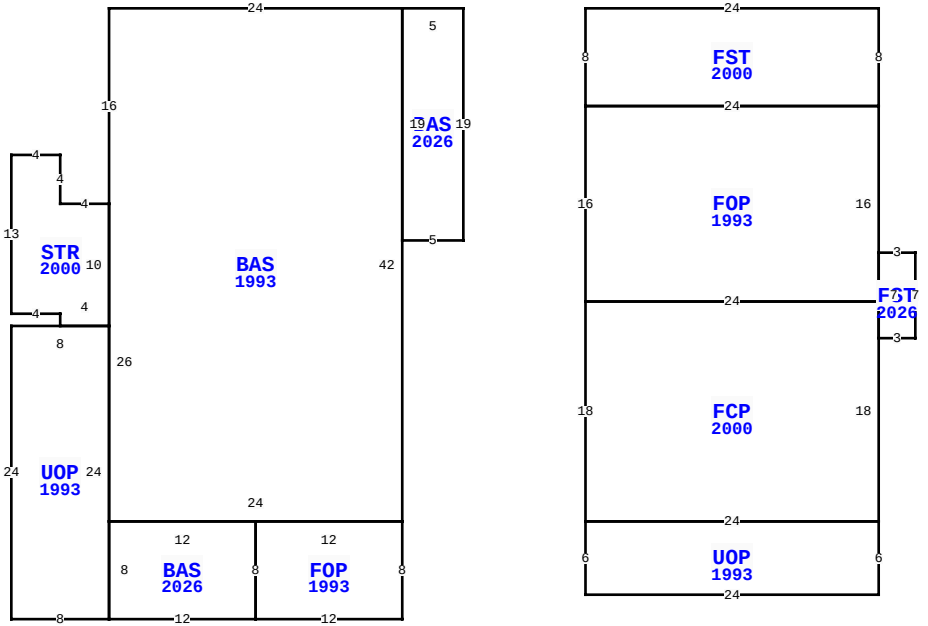
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	93,267
BAS	95	100	2026	95	8,790
BAS	96	100	2026	96	8,883
FCP	432	25	2000	108	9,993
FOP	96	30	1993	29	2,683
FOP	384	30	1993	115	10,641
FST	192	55	2000	106	9,808
FST	21	55	2026	12	1,110
STR	92	10	2000	9	833
UOP	144	20	1993	29	2,683
TOTALS	2,752			1,645	152,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,645	108.1200	113.53	186,757	1988	1988	0	0	0	18.50	81.50

1 SINGLE FAM 100% - 2023 Heated Area: 1199 HX Base Yr 2023



** This building has 11 Sub-Areas

5479 JAMES ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		152,207
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		527,207
SOH/AGL Deduction		185,492
ASSESSED VALUE		341,715
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		290,304
TOTAL JUST VALUE		527,207
NCON VALUE		17,857
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006421	ADD	260,000	05/30/2024
B23764	REMODEL	1,500	07/01/2010
4294	N/A	28	06/15/1987
3494	N/A	1,500	06/16/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1230	9/22/2022	QC	U	I	11	100
GRANTOR: ROBINSON VERNELL W						
GRANTEE: ROBINSON EDWARD H I						
0177/0166	7/29/1974	WD	Q	V		0
GRANTOR: SIMS ANNIE MAE						
GRANTEE: ROBINSON EDWARD H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 S16 S26 E24 N42 $
FCP=[YR=2000;ORIG=39,24] S18 W24 N18 E24 $
FOP=[YR=1993;ORIG=39,8] S16 W24 N16 E24 $
FOP=[YR=1993;ORIG=-12,50] E12 N8 W12 S8 $
FST=[YR=2000;ORIG=15,0] E24 S8 W24 N8 $
UOP=[YR=1993;ORIG=39,42] S6 W24 N6 E24 $
UOP=[YR=1993;ORIG=-32,26] S24 E8 N24 W8 $
STR=[YR=2000;ORIG=-24,16] W4 N4 W4 S13 E4 S1 E4 N10 $
BAS=[YR=2026;ORIG=-24,42] E12 S8 W12 N8 $
BAS=[YR=2026;ORIG=0,0] E5 S19 W5 N19 $
FST=[YR=2026;ORIG=39,20] E3 S7 W3 N7 $
PTR=[ORIG=0,0] E15 W15 $

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	100		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/09/2026 BY SYS