LOTS 4 THRU 6
REPLAT RIVERVIEW LOTS 1 THRU 4
DB 192/225 &

SMITH DAISY
5161 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0580-0004-0000

BUILDING CHARACTERISTICS

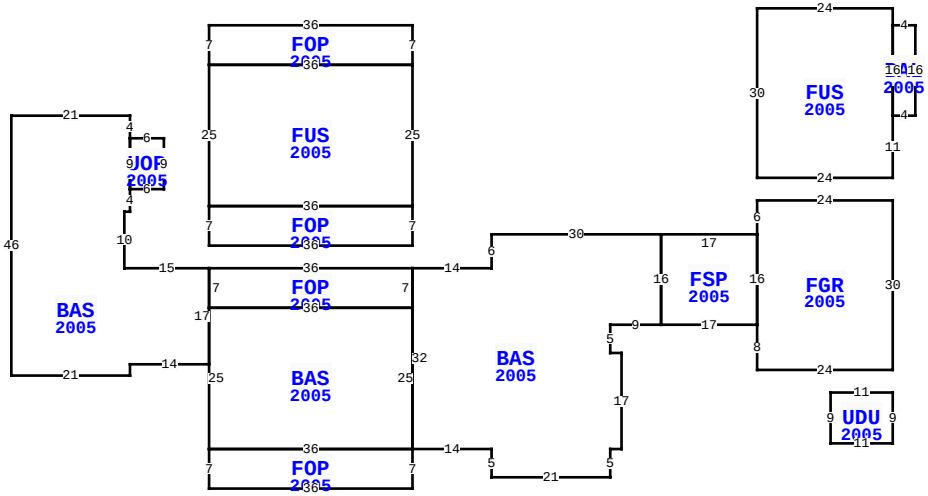
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	64	15	2005	10	3,989
BAS	900	100	2005	900	358,968
BAS	1,194	100	2005	1,194	476,231
BAS	1,529	100	2005	1,529	609,846
FGR	720	55	2005	396	157,946
FOP	252	30	2005	76	30,312
FOP	252	30	2005	76	30,312
FOP	252	30	2005	76	30,312
FOP	252	30	2005	76	30,312
FSP	272	40	2005	109	43,475
TOTALS	7,460			6,127	2,443,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	12	6,127	228.8312	379.86	2,327,402	2005	2005	0	0	105	9.50	105.00

1 SFR CUST 100% - 2016 Heated Area: 5243 HX Base Yr 2016



** This building has 14 Sub-Areas

5161 FIRST COAST HWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		2,443,772
TOTAL MARKET OB/XF VALUE		130,819
TOTAL LAND VALUE - MARKET		2,560,000
TOTAL MARKET VALUE		5,134,591
SOH/AGL Deduction		3,078,041
ASSESSED VALUE		2,056,550
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		2,005,139
TOTAL JUST VALUE		5,134,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,909,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530882	SWIM POOL	40,000	07/01/2015
R10850	REPAIR/RRF	5,000	11/01/2007
B20521	REMODEL	16,600	09/01/2007
B17022	OTHER	1,000	01/01/2006
P10211	OTHER	3,800	10/01/2005
E14324	ELEC OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	5/08/2026	CN	U	I	11	100
GRANTOR: SMITH DAISY						
GRANTEE: SMITH DAISY						
9999/9999	7/27/2016	CN	U	V	37	525,000
GRANTOR: RIVER GREEN ESTATES L						
GRANTEE: SMITH DAISY						

BUILDING NOTES

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	6,090	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	6,090	
8	1126	CB/STC 8"	0	100	0	0	152.00	SF	4.00	4.00	100	2005	2005	3	83	505	
10	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00	70,000.00	100	2016	2016	06	95	66,500	
11	0920	CWALL-WD/M	0	100	0	0	198.00	LF	390.00	390.00	100	2016	2016	3	65	50,193	
13	1126	CB/STC 8"	0	100	0	0	434.00	SF	4.00	4.00	100	2005	2005	3	83	1,441	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-50,38] N32 E14 N6 E30 S16 W9 S5 E2 S17 W2 S5 W21 N5 W14 $
BAS=[YR=2005;ORIG=-86,23] N17 W15 N10 E1 N4 N9 N4 W21 S46 E21 N2 E14 $
FUS=[YR=2005;ORIG=-50,-30] S25 W36 N25 E36 $
BAS=[YR=2005;ORIG=-86,13] E36 S25 W36 N25 $
FGR=[YR=2005;ORIG=11,0] N6 E24 S30 W24 N8 N16 $
FUS=[YR=2005;ORIG=11,-10] N30 E24 S3 S16 S11 W24 $
FSP=[YR=2005;ORIG=11,0] W17 S16 E17 N16 $
FOP=[YR=2005;ORIG=-86,6] S7 E36 N7 W36 $
FOP=[YR=2005;ORIG=-86,38] S7 E36 N7 W36 $
FOP=[YR=2005;ORIG=-86,-37] E36 S7 W36 N7 $

LAND DESCRIPTION

TOTAL OB/XF 130,819

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100	0003	RSF-1	320.00	306.00	320.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	2,560,000							

REVIEW DATE 07/23/2025 BY HS Total Acres: 2.25 Total Land Value: 2,560,000 Market: 0 Agricultural: 0 Common: 2,560,000 PRINTED 07/09/2026 BY SYS