

2904 W 5TH ST LLC
826 TARPON AVE
FERNANDINA BEACH, FL 32034

00-00-31-134B-0264-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 50

Exterior Wall10ABOVE AVG 50

Roof Structure03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor08SHT VINYL 60

Interior Floor14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms5 100

Bathrooms4 100

Frame Stories Units02WOOD FRAME 100
2. 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00NONE 100

Quality03Quality Level 03

DOR CODE0800MULTI-FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1041.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

APT9121001993912117,878

HXB1,04010019931,040134,423

HXP95301993283,619

HXY76151993111,422

TOTALS2,1231,991257,341

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

2700011,991112.2100155.97310,536197419850017.1382.87

1 DUPLEX 0% - 0Heated Area: 1952HX Base Yr

40262640

HXB1993

519HXP1993

4HXY1993

38242438

APT1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/20/2026MLU

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHTH FACT% CONDTOT ADJUNIT PRICENOTES

11242WD DECK A0000265.00SF10.0010.0010019841984320530

21241WD DECK G0000220.00UT17.2517.2510019931993320759

31241WD DECK G0020480.00UT11.5011.5010019931993320184

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTUNITYPEDPTH FACT% CONDTOT ADJUNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000800CMULTI-FAMILY00006R-250.00125.0050.00FF1.001.001.006,500.006,500.00325,000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE257,341

TOTAL MARKET OB/XF VALUE1,473

TOTAL LAND VALUE - MARKET325,000

TOTAL MARKET VALUE583,814

SOH/AGL Deduction50,179

ASSESSED VALUE533,635

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE533,635

TOTAL JUST VALUE583,814

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE541,277

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CDPRICE

2300/03498/23/2019WDUI11100

GRANTOR: EVANS BRADLEY F & CHR

GRANTEE: 2904 W 5TH ST LLC

1969/07313/20/2015WDQI01235,000

GRANTOR: MURPHEY CRAIG S & DAW

GRANTEE: EVANS BRADLEY FLETCHER

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W38 S24 E38 N24 \$ PTR= N20W1 HXB=[YR=1993] N26 W40 S26 HXP=[YR=1993] S5 HXY=[YR=1993] S4 E19 N4 W19 \$ E19 N5 W19\$ E40\$E1S20\$.

REVIEW DATE06/06/2024BYKBA

Total Acres: 0.00Total Land Value: 325,000Market: 0Agricultural: 0Common: 325,000PRINTED 07/09/2026 BY SYS