E37.15 FT OF W38.35 FT LOT 14
SEASCAPE AT AMELIA PBK 6/378

CLAUSER RAYNELLE A L/E/
2680 W 5TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1677-0014-0010

BUILDING CHARACTERISTICS

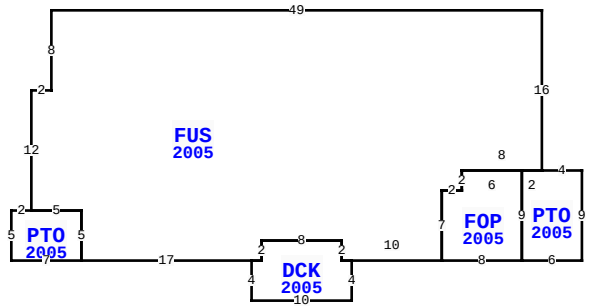
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	18	SLATE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

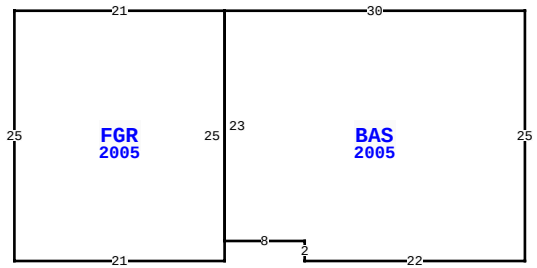
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	734	100	2005	734	133,116
DCK	56	10	2005	6	1,088
FGR	525	55	2005	289	52,413
FOP	68	30	2005	20	3,627
FUS	1,132	100	2005	1,132	205,296
PTO	35	5	2005	2	363
PTO	54	5	2005	3	544
TOTALS	2,604			2,186	396,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,186	191.3793	200.95	439,277	2005	2005	0	0	0	9.75	90.25

1 TOWNHOUSE 100% - 2020 Heated Area: 1866 HX Base Yr 2020





2680 W 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		396,447
TOTAL MARKET OB/XF VALUE		88
TOTAL LAND VALUE - MARKET		297,500
TOTAL MARKET VALUE		694,035
SOH/AGL Deduction		352,388
ASSESSED VALUE		341,647
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		290,236
TOTAL JUST VALUE		694,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070565	XFOB	3,100	04/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2852/89	3/02/2026	LE	U	I	11	100
GRANTOR: CLAUSER RAYNELLE A						
GRANTEE: HEFFNER JODY						
2246/0541	12/09/2018	WD	U	I	16	165,000
GRANTOR: CLAUSER RAYNELLE A &						
GRANTEE: CLAUSER RAYNELLE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 FGR=[YR=2005] W21 S25 E21 N25 $S23 E8 S2 E22 N25 $ PTR= N15 PTO=[YR=2005] N9 W4 FUS=[YR=2005] N16 W49 S8 W2 S12 PTO=[YR=2005] W2 S5 E7 N5 W5 $ E5 S5 E17 DCK=[YR=2005] S4 E10 N4 W1 N2 W8 S2 W1 $ E1 N2 E8 S2 E10 FOP=[YR=2005] E8 N9 W6 S2 W2 S7 $ N7 E2 N2 E8 $ W2 S9 E6 $ S15 $.

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
3	1241	WD DECK G	0	100	6	4	24.00	UT	11.50	11.50	100	2005	2005	3	32	88	

LAND DESCRIPTION

TOTAL OB/XF 88

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	000100	C	RES	100	0003	R-2	37.00	98.00	1.00	LT		1.00	1.00	0.85	350,000.00	297,500.00	297,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 297,500 Market: 0 Agricultural: 0 Common: 297,500 PRINTED 07/09/2026 BY SYS