

E49.9 FT OF LOT 15 & W1.2 FT
OF LOT 14
IN OR 2065/485

BOUWMAN SANDRA L
2672 W 5TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1677-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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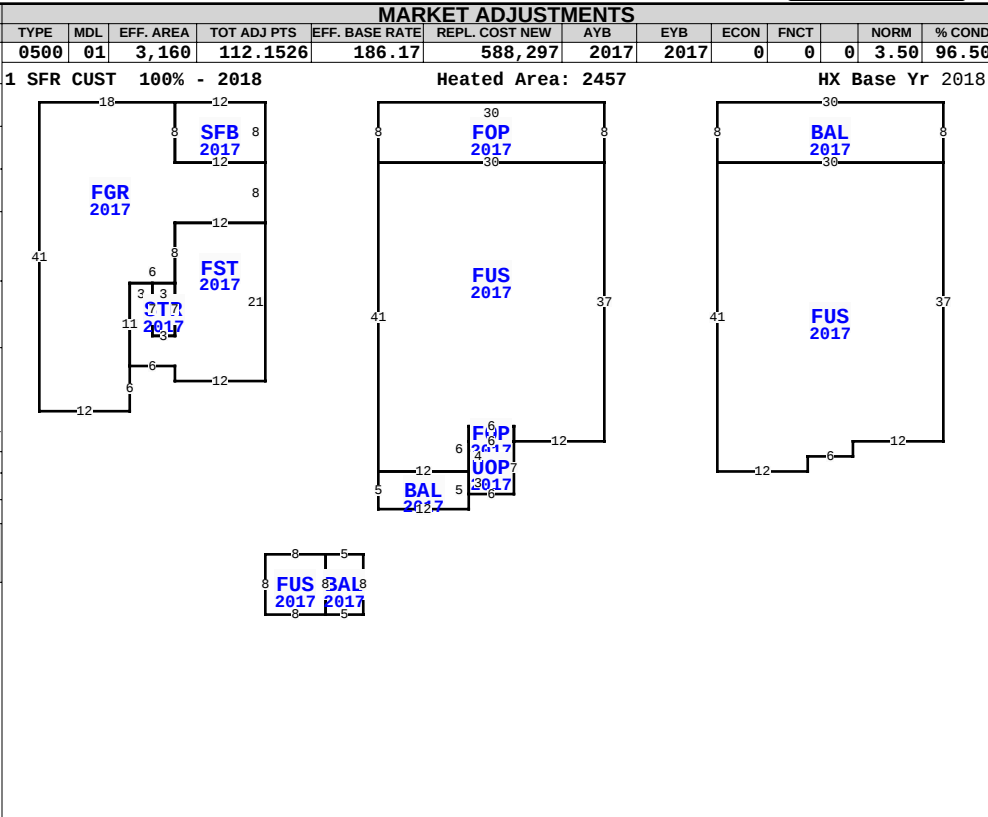
NEIGHBORHOOD/LOC	1023.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	2017	6	1,078
BAL	60	15	2017	9	1,617
BAL	240	15	2017	36	6,467
FGR	732	55	2017	403	72,401
FOP	12	30	2017	4	719
FOP	240	30	2017	72	12,935
FST	297	55	2017	163	29,284
FUS	64	100	2017	64	11,498
FUS	1,146	100	2017	1,146	205,884
FUS	1,170	100	2017	1,170	210,195
TOTALS	4,160			3,160	567,707

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0504	FP-ELECTRI	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2017		3	97	3,880	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



** This building has 13 Sub-Areas	BLD DATE	LGL DATE	03/20/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF			3,880
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			567,707	
TOTAL MARKET OB/XF VALUE			3,880	
TOTAL LAND VALUE - MARKET			350,000	
TOTAL MARKET VALUE			921,587	
SOH/AGL Deduction			301,787	
ASSESSED VALUE			619,800	
TOTAL EXEMPTION VALUE	HX HB WX		56,411	
BASE TAXABLE VALUE			563,389	
TOTAL JUST VALUE			921,587	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			778,179	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170430	CO ISSUED	0	09/19/2017
20170430	NEW CONSTR	321,352	02/15/2017

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2065/0485	8/15/2016	WD Q V
		RSN CD
		SALE PRICE
		155,000

GRANTOR: OSPREY DEVELOPMENT CO
GRANTEE: MOORE RUSSELL WILLI

BUILDING NOTES		
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BUILDING DIMENSIONS		
SFB=[YR=2017] W12	FGR=[YR=2017] W18	S41 E12 N6
FST=[YR=2017] E6	S2 E12 N21	W12 S8 STR=[YR=2017] W3
S7 E3 N7\$	S7 W3 N7	W3
S11\$ N11	E6 N8 E12	N8 W12 N8\$ PTR=E15
FOP=[YR=2017] E30	S8 FUS=[YR=2017] S37	W12 FOP=[YR=2017] N2
W6 S2 UOP=[YR=2017] S4	BAL=[YR=2017] W12	S5 E12 N5\$ S3 E6
N7 W6\$ E6\$ N2	W6 S6 W12	N41 E30\$ W30 N8\$ W15\$ PTR=E60
BAL=[YR=2017] E30	S8 FUS=[YR=2017] S37	W12 S2 W6 S2 W12
N41 E30\$ W30	N8\$ W60\$ PTR=S60	FUS=[YR=2017] E8
BAL=[YR=2017] E5	S8 W5	N8\$ S8 W8 N8\$ N60\$.