

BLOCK 20 LOT 12 N 20 FT
OF 13
IN OR 984/1810

GRIFFITHS FRANCES T TRUSTEE
309 N 5TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0020-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1993	1,496	179,415
FOP	240	30	1993	72	8,635
SFB	706	80	1993	565	67,761
UEP	216	60	1993	130	15,591
TOTALS	2,658			2,263	271,401

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0511	GARAGE CB-	0	100	20	24	480.00	SF	40.00
6	0819	CONC 12"	0	100	3	9	27.00	SF	9.50
7	1242	WD DECK A	0	100	4	4	16.00	SF	10.00
8	0819	CONC 12"	0	100	4	3	12.00	SF	9.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	70.00	100.00	70.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,263	102.4100	142.35	322,138	1920	1990	0	0
1 SNGL FAM 100% - 0 Heated Area: 2061 HX Base Yr									
309 N 5TH ST, FERNANDINA BEACH									

TOTAL OB/XF									
4,346									
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1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					271,401				
TOTAL MARKET OB/XF VALUE					4,346				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					625,747				
SOH/AGL Deduction					525,388				
ASSESSED VALUE					100,359				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					48,948				
TOTAL JUST VALUE					625,747				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					601,258				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9583	REROOF	6,500	02/08/1996
5998	FRAME	350	05/30/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q /	U /	V /	RSN CD	SALE PRICE
0984/1810	5/07/2001	WD	Q		I	01	100
GRANTOR: GRIFFITHS GABRIELA							
GRANTEE: GRIFFITHS GABRIELA							
0230/0247	12/22/1976	WD	Q		I		11,000
GRANTOR: AGRICOLA JOSEPH							
GRANTEE: GRIFFITHS ROLAND T							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W5 N5 W5 UEP=[YR=1993] N4 W6 N8 W16 S12 E22 \$ W26 S46 E3 FOP=[YR=1993] S10 E24 N10 W24 \$ E28 N27 E5 N14 \$ PTR= E15 SFB=[YR=1993] E31 S16 W8 S14 W15 N14 W8 N16 \$ W15 \$									