BLOCK 24 LOT S 35 FT OF 8 9
CITY OF FDNA BEACH

STILLWELL 31 SOUTH 5TH STREET LLC
PO BOX 638
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0024-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

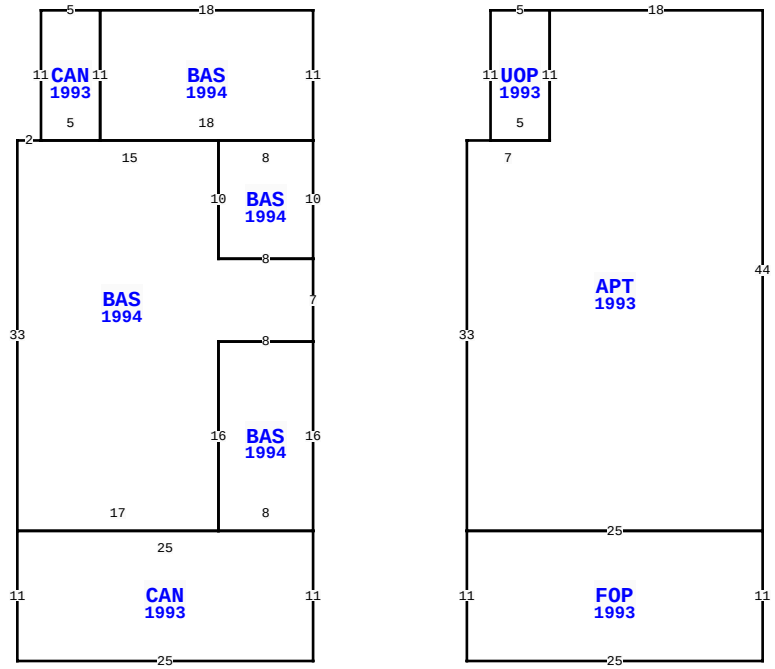
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		25 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		8 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,023	100	1993	1,023	61,164
BAS	80	100	1994	80	4,783
BAS	128	100	1994	128	7,653
BAS	198	100	1994	198	11,838
BAS	617	100	1994	617	36,890
CAN	55	30	1993	16	957
CAN	275	30	1993	82	4,903
FOP	275	30	1993	82	4,903
UOP	55	20	1993	11	658
TOTALS	2,706			2,237	133,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2102	04	2,237	110.7225	221.44	495,361	1900	1992	0	0	0	73.00	27.00

1 RSTARANT 2 0% - 2026 Heated Area: 2046 HX Base Yr



BLD DATE	06/28/2018 KK	LGL DATE	
XF DATE	06/28/2018 KK	LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

31 S 5TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	133,747
TOTAL MARKET OB/XF VALUE	19,248
TOTAL LAND VALUE - MARKET	227,500
TOTAL MARKET VALUE	380,495
SOH/AGL Deduction	0
ASSESSED VALUE	380,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	380,495
TOTAL JUST VALUE	380,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0035	DEMO UPPER DECK A	0	04/13/2026
20173442	REPAIR/RRF	20,000	11/03/2017
20142193	XFOB	0	10/09/2014
20080994	SIGN	100	06/10/2008
20061412	REMODEL	1,000	12/16/2006
20061450	H/AC	1,350	06/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2789/1472	5/22/2025	QC	U	I	11	100
GRANTOR: STILLWELL JOHN DAVID						
GRANTEE: STILLWELL 31 SOUTH						
2789/1470	5/22/2025	TD	U	I	11	100
GRANTOR: STILLWELL BILLIE D F						
GRANTEE: STILLWELL JOHN DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W18 CAN=[YR=1993] W5 S11 BAS=[YR=1994] W2 S33 CAN=[YR=1993] S11 E25 N11 BAS=[YR=1994] N16 W8 S16 E8 $ W25 $ E17 N16 E8 N7 BAS=[YR=1994] N10 W8 S10 E8 $ W8 N10 W15 $ E5 N11 $ S11 E18 N11 $ PTR= E15 UOP=[YR=1993] E5 APT=[YR=1993] E18 S44 FOP=[YR=1993] S11 W25 N11 E25 $ W25 N33E7 N11 $ S11 W5 N11 $ W15 $.

EXTRA FEATURES

LN	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	0825	BRICK	0	0	0	0	1,308.00	SF	12.50	12.50	100	2005	2005	3	95	15,533	
2	0461	IRON FENCE	0	0	0	0	345.00	SF	8.50	8.50	100	2005	2005	3	87	2,551	
3	0825	BRICK	0	0	6	3	18.00	SF	12.50	12.50	100	2005	2005	3	95	214	
4	1242	WD DECK A	0	0	20	9	180.00	SF	10.00	10.00	100	2012	2012	3	45	810	
5	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2010	2010	3	35	140	

LAND DESCRIPTION

TOTAL OB/XF 19,248

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0003	C-3	35.00	100.00	3,500.00	SF		1.00	1.00	1.00	65.00	65.00	227,500							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 227,500 Market: 0 Agricultural: 0 Common: 227,500 PRINTED 07/09/2026 BY SYS