BLOCK 24 LOT 10 N 1/4 OF
LOTS 8 + 9
IN OR 1995/1651

LORD WILLIAM E
23 S 5TH ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0024-0100**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 04 | Quality Level 04 |

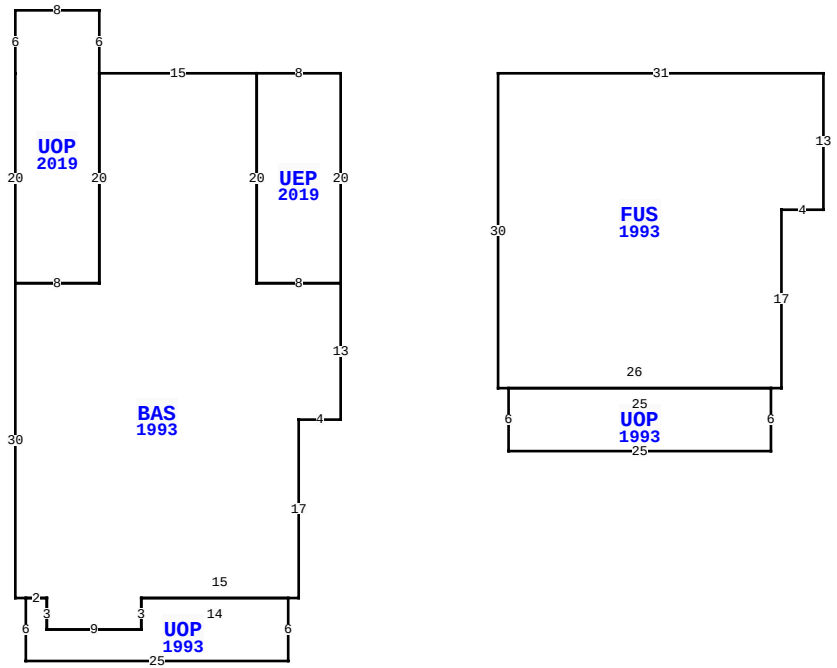
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,189 | 100 | 1993 | 1,189 | 194,489 |
| FUS | 862 | 100 | 1993 | 862 | 141,000 |
| UEP | 160 | 60 | 2019 | 96 | 15,703 |
| UOP | 123 | 20 | 1993 | 25 | 4,089 |
| UOP | 150 | 20 | 1993 | 30 | 4,907 |
| UOP | 208 | 20 | 2019 | 42 | 6,870 |
| TOTALS | 2,692 | | | 2,244 | 367,058 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,244 | 117.3060 | 194.73 | 436,974 | 1900 | 1990 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SFR CUST 100% - 2016 Heated Area: 2051 HX Base Yr 2016




23 S 5TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 388,267 |
| TOTAL MARKET OB/XF VALUE | | 453 |
| TOTAL LAND VALUE - MARKET | | 487,500 |
| TOTAL MARKET VALUE | | 876,220 |
| SOH/AGL Deduction | | 265,657 |
| ASSESSED VALUE | | 610,563 |
| TOTAL EXEMPTION VALUE | HX HB WR | 56,411 |
| BASE TAXABLE VALUE | | 554,152 |
| TOTAL JUST VALUE | | 876,220 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 821,346 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190096 | GARAGE | 0 | 01/24/2019 |
| 20033643 | RERPPF W/30YR SHN | 3,000 | 08/08/2003 |
| 9700 | REPAIR/RRF | 500 | 04/23/1996 |
| 7217 | REPAIR/RRF | 3,999 | 07/22/1992 |
| 6340 | REPAIR/RRF | 5,000 | 01/29/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1995/1651 | 8/05/2015 | WD | U | I | 38 | 330,000 |
| GRANTOR: BRADFORD RICHARD D | | | | | | |
| GRANTEE: LORD WILLIAM E & MA | | | | | | |
| 0219/0086 | 6/10/1976 | WD | Q | I | | 33,500 |
| GRANTOR: TRINGALI JOSEPHINE | | | | | | |
| GRANTEE: BRADFORD RICHARD D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UEP=[YR=2019] W8 BAS=[YR=1993] W15 UOP=[YR=2019] N6 W8 S6 S20 E8 N20$ S20 W8 S30 E1 UOP=[YR=1993] S6 E25 N6 W14 S3 W9 N3 W2$E2 S3 E9 N3 E15 N17 E4 N13 W8 N20$ S20 E8 N20$PTR= E15 FUS=[YR=1993] E31 S13 W4 S17 W1 UOP=[YR=1993] S6 W25 N6 E25$ W26 N30$ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0819 | CONC 12" | 0 | 100 | 4 | 7 | 28.00 | SF | 9.50 | 9.50 | 100 | 1950 | 1950 | 3 | 20 | 53 | |
| 4 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1910 | 1910 | 3 | 20 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 453

| 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 | 000100 | C | RES | 100 | 0003 | C-3 | 75.00 | 100.00 | 7,500.00 | SF | | 1.00 | 1.00 | 1.00 | 65.00 | 65.00 | 487,500 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS

BLOCK 24 LOT 10 N 1/4 OF
LOTS 8 + 9
IN OR 1995/1651

LORD WILLIAM E
23 S 5TH ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0024-0100**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

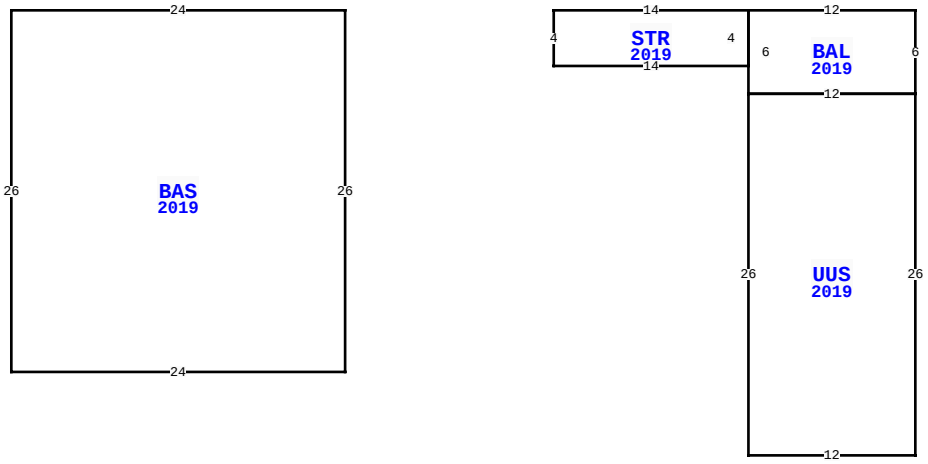
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |
| 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 |
|---|---|---|---|---|---|
| BAL | 72 | 15 | 2019 | 11 | 292 |
| BAS | 624 | 100 | 2019 | 624 | 16,605 |
| STR | 56 | 10 | 2019 | 6 | 160 |
| UUS | 312 | 50 | 2019 | 156 | 4,151 |
| TOTALS | 1,064 | | | 797 | 21,209 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 11 | 797 | 72.6000 | 28.31 | 22,563 | 2019 | 2019 | 0 | 0 | 0 | 6.00 | 94.00 |

2 GARAGE RES 100% - 2016 Heated Area: 624 HX Base Yr 2016




23 S 5TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
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| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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| 0219/0086 | 6/10/1976 | WD | Q | I | | 33,500 |
| GRANTOR: TRINGALI JOSEPHINE | | | | | | |
| GRANTEE: BRADFORD RICHARD D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W24 S26 E24 N26$ PTR= E15 STR=[YR=2019] E14
BAL=[YR=2019] E12 S6 UUS 2019=S26 W12 N26 E12$ W12 N6$ S4 W14 N4$ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS