



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	145,147
BAS	90	100	2006	90	9,466
DKC	16	10	2006	2	210
DKC	215	10	2012	22	2,314
FOP	60	30	1994	18	1,893
FSP	172	40	2006	69	7,257
STR	16	10	1994	2	210
TOTALS	1,949			1,583	166,498

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0940	SHEDS/PORT

1 SINGLE FAM 100% - 2021
Heated Area: 1470
HX Base Yr 2021

215 S 5TH ST, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/05/2026 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		166,498	
TOTAL MARKET OB/XF VALUE		2,312	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		443,810	
SOH/AGL Deduction		232,860	
ASSESSED VALUE		210,950	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		154,539	
TOTAL JUST VALUE		443,810	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		381,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141327	WINDOWS	3,000	06/20/2014
20062363	REROOF W/30YR SHN	4,000	10/19/2006
990762	REROOF-6NAILS/SHN	0	06/30/1999
1287	SEWER LINE REPLAC	480	11/21/1988
970	H/AC	3,000	10/21/1988
4894	REPAIR/RRF	2,000	06/14/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2662/310	8/18/2023	FJ	U	I	11
GRANTOR: WARONKER LEE H EST					
GRANTEE: WARONKER VIIVIAN L/					
1401/0186	4/03/2006	WD	Q	I	339,500
GRANTOR: SINGLETON SUSAN J					
GRANTEE: WARONKER LEE H					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
DKC=[YR=2012] W15S9W5S4 DKC=[YR=2006] S4 BAS=[YR=1993] W11 S50E11 FOP=[YR=1994] S6 E1 STR=[YR=1994] S2E8N2W8\$ E9N6W10\$ E21N28W1 BAS=[YR=2006] N10 FSP=[YR=2006] N16W16S4E7S12E9\$ W9S10E9\$ W9 N22W11\$ E4N4W4\$ E20N13\$.									

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	50.00	100.00	50.00
TOTAL OB/XF 2,312									
UNIT TYPE D T									
DPH FACT									
% COND									
TOT ADJ									
UNIT PRICE									
ADJ UNIT PRICE									
LAND VALUE									
OTHER ADJUSTMENTS AND NOTES									
YEAR									
DENSITY									
DECL									
FRZ									
YR									
CONSRV									