BLOCK 27 N45 FT OF LOT 4
IN OR 2743/136
CITY OF FDNA BEACH

ATKINSON BETTY T L/E/
216 S 5TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0027-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

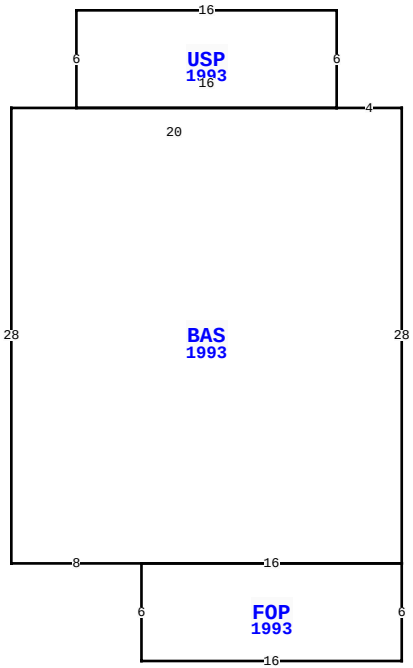
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	672	100	1993	672	93,538
FOP	96	30	1993	29	4,037
USP	96	30	1993	29	4,037
TOTALS	864			730	101,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	730	121.0110	168.21	122,793	1941	1985	0	0	0	17.25	82.75

1 SNGL FAM 100% - 2025 Heated Area: 672 HX Base Yr 2025



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

216 S 5TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		101,611
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		233,750
TOTAL MARKET VALUE		335,511
SOH/AGL Deduction		28,270
ASSESSED VALUE		307,241
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,830
TOTAL JUST VALUE		335,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040990	REMODEL	1,000	06/02/2004
20040877	H/AC	4,000	05/10/2004
990762	REPAIR/RRF	1,800	06/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2743/136	9/27/2024	WD	U	I	11	100
GRANTOR: ATKINSON BETTY PAULIN						
GRANTEE: WOODS CHRISTY ANNE						
2743/113	9/27/2024	WD	Q	I	02	350,000
GRANTOR: DOC SS FLORIDA INVEST						
GRANTEE: ATKINSON BETTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 USP=[YR=1993] N6 W16 S6 E16 $ W20 S28 E8
FOP=[YR=1993] S6 E16 N6 W16 $ E16 N28 $.

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	0819	CONC 12"	0	100	3	8	24.00	SF	9.50	9.50	100	1995	1995	3	66	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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	0006	R-2	43.00	100.00	42.50	FF		1.00	1.00	1.00	5,500.00	5,500.00	233,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 07/09/2026 BY SYS