BLOCK 28 LOT 2
CITY OF FDNA BEACH

LINZY TRESSA L/LINZY DANA
110 S 5TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0028-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	03	PLASTER 60
Interior Wall	05	DRYWALL 40
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	04	Quality Level 04

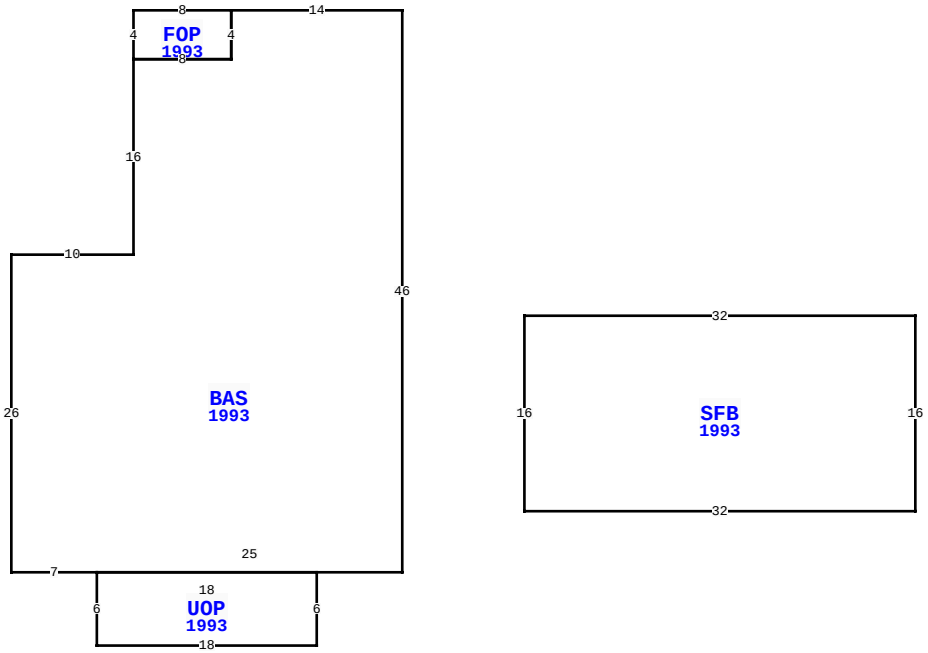
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1993	1,240	164,979
FOP	32	30	1993	10	1,330
SFB	512	80	1993	410	54,549
UOP	108	20	1993	22	2,927
TOTALS	1,892			1,682	223,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,682	113.6100	157.92	265,621	1900	1990	0	0	0	15.75	84.25

1 SNGL FAM 100% - 2021 Heated Area: 1650 HX Base Yr 2021



110 S 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		223,786
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		499,186
SOH/AGL Deduction		180,863
ASSESSED VALUE		318,323
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		266,912
TOTAL JUST VALUE		499,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111645	H/AC	5,760	09/20/2011
991083	ELEC EQUIPMENT	0	08/18/1999
991084	MECHANICAL EQUIPM	2,500	08/18/1999
7999	REPAIR/RRF	2,500	11/23/1993
4759	ADDITION	7,000	03/21/1988
2749	REPAIR/RRF	1,500	04/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/0160	3/03/2020	WD	Q	I	01	355,000
GRANTOR: CARVER JANET A & JACO						
GRANTEE: LINZY TRESSA L & DA						
2171/0759	12/31/2017	QC	U	I	11	30,900
GRANTOR: CARVER JANET A						
GRANTEE: CARVER JANET A & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] W8 S4 E8 N4$ S4 W8 S16 W10 S26 E7 UOP=[YR=1993] S6 E18 N6 W18 $ E25 N46 $ PTR= E10S25 SFB=[YR=1993] E32 S16W32 N16 $N25 W10 $.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS