BLOCK 29 S1/2 OF LOT 6 &
S1/2 OF W1/2 OF LOT 7
CITY OF FDNA BEACH

BFERNANDINA LLC
1213 GRINNELL ST
KEY WEST, FL 33040

2026

00-00-31-1800-0029-0063

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	05	Quality Level 05

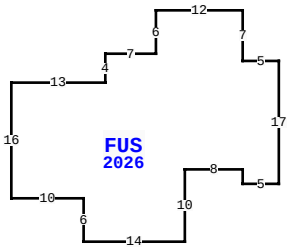
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

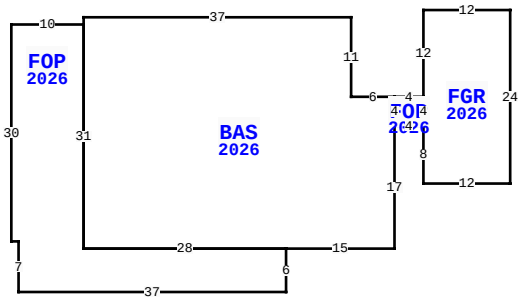
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,310	100	2026	1,310	475,058
FGR	288	55	2026	158	57,297
FOP	16	30	2026	5	1,813
FOP	531	30	2026	159	57,660
FUS	797	100	2026	797	289,024
TOTALS	2,942			2,429	880,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,429	218.4567	362.64	880,853	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 2107 HX Base Yr





30 S 5TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	880,853
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	243,750
TOTAL MARKET VALUE	1,129,603
SOH/AGL Deduction	0
ASSESSED VALUE	1,129,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,129,603
TOTAL JUST VALUE	1,129,603
NCON VALUE	885,853
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0350	SFR 2154 COND	500,000	07/22/2024
20210227	XFOB	0	08/04/2021
2024-0350			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/1975	6/30/2025	WD	Q	I	01	1,339,000
GRANTOR: KEMP C TODD LIVING TR						
GRANTEE: BFERNANDINA LLC						
2363/1479	5/27/2020	SW	Q	I	05	725,000
GRANTOR: COASTAL NEWSPAPERS LL						
GRANTEE: KEMP C TODD LIV TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,20] S1 S31 E28 E15 N17 N4 W6 N11 W37 $
FOP=[YR=2026;ORIG=30,21] W10 S30 E1 S7 E37 N6 W28 N31 $
FOP=[YR=2026;ORIG=73,31] E4 S4 W4 N4 $
FGR=[YR=2026;ORIG=77,31] N12 E12 S24 W12 N8 N4 $
FUS=[YR=2026;ORIG=30,0] N6 W10 N16 E13 N4 E7 N6 E12 S7 E5 S17 W5 N2 W8 S10 W14 $
.

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
4	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	001001	C	V CM/XFOBT	0	0003	C-3	0.00	0.00	3,750.00	SF		1.00	1.00	1.00	65.00	65.00	243,750							

REVIEW DATE 06/17/2025 BY HS Total Acres: 0.00 Total Land Value: 243,750 Market: 0 Agricultural: 0 Common: 243,750 PRINTED 07/09/2026 BY SYS