

BLOCK 33 LOTS 1 & 16
IN OR 1410/1220
CITY OF FDNA BEACH

TWIGGS CHRISTOPHER Z & DIANA R
304 N 5TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0033-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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
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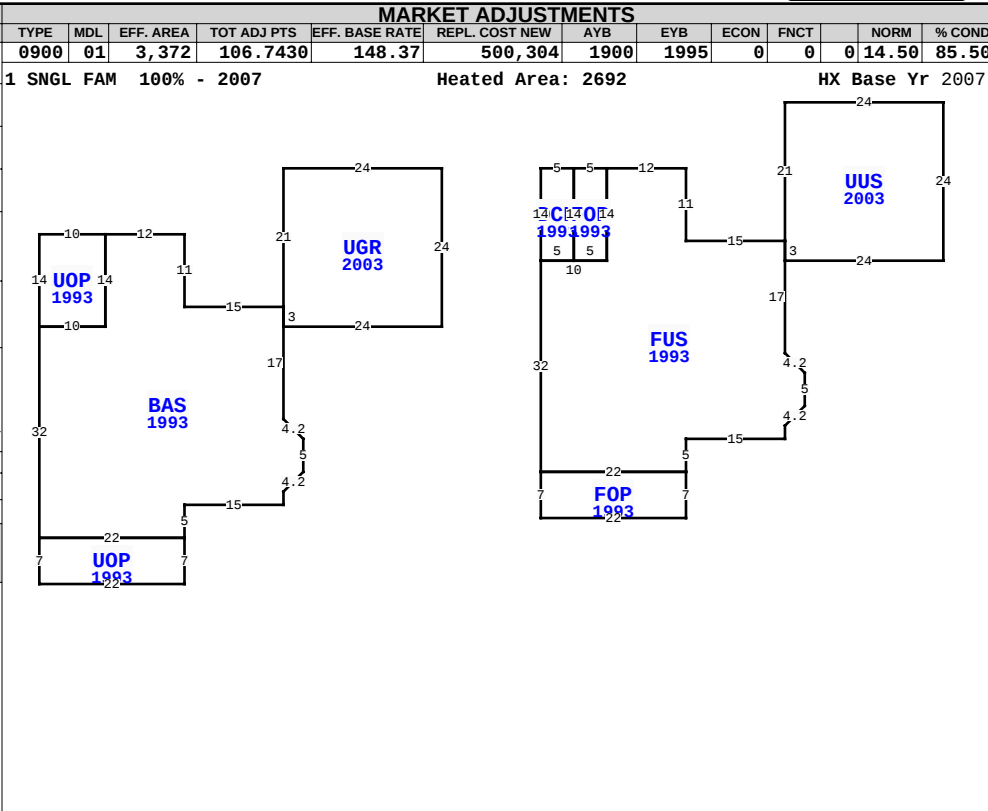
NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,346	100	1993	1,346	170,749
DCK	70	10	1993	7	888
FOP	70	30	1993	21	2,664
FOP	154	30	1993	46	5,835
FUS	1,346	100	1993	1,346	170,749
UGR	576	45	2003	259	32,856
UOP	140	20	1993	28	3,552
UOP	154	20	1993	31	3,932
UUS	576	50	2003	288	36,535

TOTALS	4,432			3,372	427,760
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	1241	WD DECK G	0	100	11	15	165.00	UT	11.50
4	1242	WD DECK A	0	100	4	5	20.00	SF	10.00
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00
6	0911	SCRN RM A	0	100	11	15	165.00	SF	18.00
9	1242	WD DECK A	0	100	5	7	35.00	SF	10.00
10	1242	WD DECK A	0	100	5	3	15.00	SF	10.00

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	100.00	100.00	100.00



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

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	32	640	
2	1241	WD DECK G	0	100	11	15	165.00	UT	11.50	11.50	100	1989	1989	3	20	380	
4	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	2010	2010	3	35	70	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1996	1996	3	20	480	
6	0911	SCRN RM A	0	100	11	15	165.00	SF	18.00	18.00	100	2000	2000	3	20	594	
9	1242	WD DECK A	0	100	5	7	35.00	SF	10.00	10.00	100	2010	2010	3	35	123	
10	1242	WD DECK A	0	100	5	3	15.00	SF	10.00	10.00	100	2010	2010	3	35	53	

TOTAL OB/XF													2,340		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
06 R-2	100.00	100.00	100.00	FF		1.00	1.00	0.80	5,000.00	4,000.00					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		427,760	
TOTAL MARKET OB/XF VALUE		2,340	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		830,100	
SOH/AGL Deduction		397,542	
ASSESSED VALUE		432,558	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		381,147	
TOTAL JUST VALUE		830,100	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		799,239	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100640	REPAIR SIDING & R	11,800	04/22/2010
20060859	REROOF W/30YR SHN	8,750	04/24/2006
021607	DRIVEWAY	2,000	09/16/2002
19984568	SCREEN ROOM W/R00	500	11/23/1998
9484	XFOB	800	12/05/1995
5596	REFURBISH BLDG	50,000	09/21/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/1220	5/08/2006	WD	Q	I		510,000
GRANTOR: MAIER CHARLES S & KAT						
GRANTEE: TWIGGS CHRISTOPHER						
0685/0947	7/26/1993	WD	Q	I		150,000
GRANTOR: BURROUGHS H E						
GRANTEE: MAIER CHARLES & K						

BUILDING NOTES									
BUILDING DIMENSIONS									
UGR=[YR=2003] W24 S21 BAS=[YR=1993] W15 N11 W12 UOP=[YR=1993] W10 S14 E10 N14\$ S14 W10 S32 UOP=[YR=1993] S7 E22N7 W22\$ E22 N5 E15 N2 R3 U3 N5 L3 U3 N17\$ S3 E24 N24\$ PTR= E15 DCK=[YR=1993] E5 FOP=[YR=1993] E5 FUS=[YR=1993] E12 S11 E15 UUS=[YR=2003] N21 E24 S24 W24 N3\$ S17 R3 D3 S5 L3 D3 S2 W15 S5 FOP=[YR=1993] S7 W22 N7E22\$ W22 N32 E10 N14\$ S14 W5 N14\$ S14 W5 N14\$ W15\$.									