

HOAGLAND JAMES M/FITZGERALD KEVEN S
422 S 5TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0137-0050

[illegible]

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BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall 02 SHED 100

RooF Structur 02 SHED 100

Roof Cover 03 COMP SHNGL 100

Interior Wall 05 DRYWALL 100

Interior Floo 13 LVT/LAMNT 100

Air Condition 03 CENTRAL 100

Heating Type 04 AIR DUCTED 100

Bedrooms 1 100

Bathrooms 1 100

Frame 02 WOOD FRAME 100

Stories 2. 2. 100

MARKET ADJUSTMENTS

TOTALS 660 520 51,490

EXTRA FEATURES

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

REVIEW DATE 12/13/2024 BY HS Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 348,594

TOTAL MARKET OB/XF VALUE 0

TOTAL LAND VALUE - MARKET 265,000

TOTAL MARKET VALUE 613,594

SOH/AGL Deduction 46,749

ASSESSED VALUE 566,845

TOTAL EXEMPTION VALUE HX HB 51,411

BASE TAXABLE VALUE 515,434

TOTAL JUST VALUE 613,594

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 564,866

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2477/0777 7/07/2021 WD Q I 01 440,000

GRANTOR: GRANT ANNA M

GRANTEE: HOAGLAND JAMES M &

1991/1681 7/17/2015 WD Q I 01 279,000

GRANTOR: BOND JOHN C

GRANTEE: GRANT ANNA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,49] N19 E6 S4 E9 S15 W15 \$

FST=[YR=2025;ORIG=26,30] E9 S4 W9 N4 \$

DCK=[YR=2025;ORIG=20,49] E15 S6 W15 N6 \$

FUS=[YR=2025;ORIG=50,30] S19 E15 N15 W12 N4 W3 \$

STR=[YR=2025;ORIG=53,30] E12 S4 W12 N4 \$

QUALITY 06 Quality Level 06

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 249 100 2025 249 24,656

DCK 90 10 2025 9 891

FST 36 55 2025 20 1,980

FUS 237 100 2025 237 23,468

STR 48 10 2025 5 495

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0150 11 520 176.8140 99.02 51,490 2024 2024 0 0 0.00 100.00

2 ACCESSORY U 100% - 2025 Heated Area: 486 HX Base Yr 2023

Basement Area Diagram

Floor Plan Diagrams

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

05/05/2026 MLU

422 S 5TH ST, FERNANDINA BEACH