BLOCK 150 LOT 2 S 25 FT
OF 1 & 16 IN OR 99/138
CITY OF FDNA BEACH

THOMPSON NANCY K
612 S 5TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0150-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

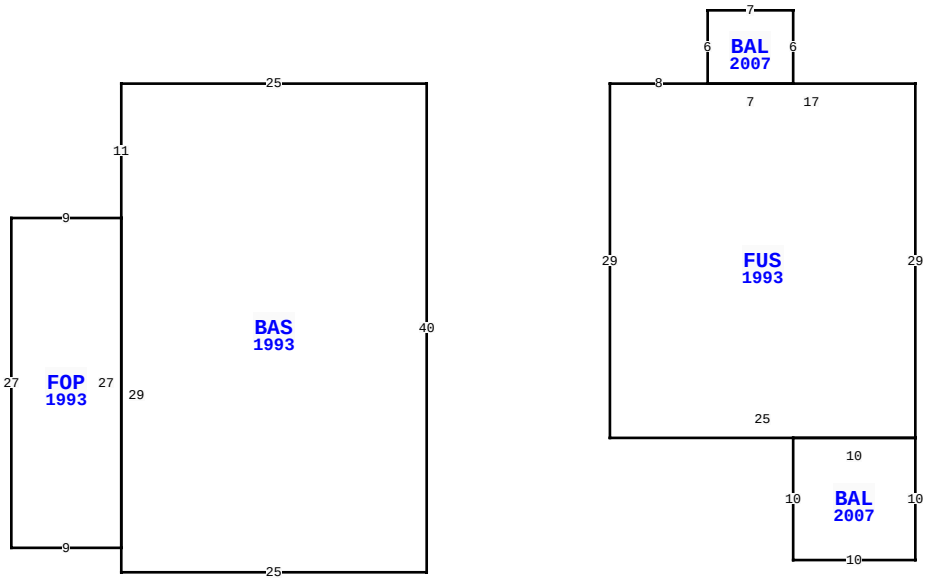
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 60
Roof Cover	03	COMP SHNGL 40
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	03	Quality Level 03
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
BAL	42	15	2007	6	599
BAL	100	15	2007	15	1,498
BAS	1,000	100	1993	1,000	99,842
FOP	243	30	1993	73	7,289
FUS	725	100	1993	725	72,386
TOTALS	2,110			1,819	181,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,819	113.2000	118.86	216,206	1946	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2021 Heated Area: 1725 HX Base Yr



612 S 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		283,228
TOTAL MARKET OB/XF VALUE		44,154
TOTAL LAND VALUE - MARKET		318,750
TOTAL MARKET VALUE		646,132
SOH/AGL Deduction		65,596
ASSESSED VALUE		580,536
TOTAL EXEMPTION VALUE	13	580,536
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		646,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101103	H/AC	7,100	07/07/2010
20020780	VINYL SIDING	0	05/07/2002
20012589	SRVC CHG & ADDITI	0	12/03/2001
20012491	SWIM POOL	0	11/13/2001
20010462	METAL ROOF	1,000	03/15/2001
8114	REPAIR/RRF	450	01/25/1994

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S11 FOP=[YR=1993] W9 S27 E9 N27$ S29 E25 N40$ PTR=E15 FUS=[YR=1993] E8 BAL=[YR=2007] N6 E7 S6 W7 $ E17 S29 BAL=[YR=2007] S10 W10 N10 E10$ W25 N29$ W15$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1946	1946	3	20	700	
3	1242	WD DECK A	0	100	0	0	108.00	SF	10.00	10.00	100	2001	2001	3	20	216	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2003	2003	04	85	42,500	
7	0350	CARPORT WD	0	100	12	12	144.00	SF	8.58	8.58	100	2004	2004	3	20	247	
10	0351	CARPORT MT	0	100	20	12	240.00	SF	6.60	6.60	100	2009	2009	3	31	491	

LAND DESCRIPTION

TOTAL OB/XF 44,154

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	318,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

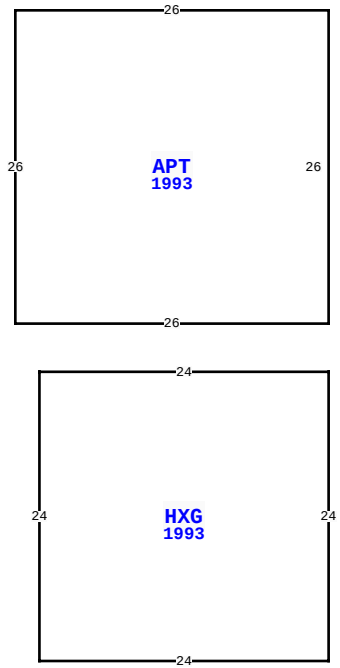
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	676	100	1993	676	69,176
HXG	576	55	1993	317	32,439
TOTALS	1,252			993	101,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	993	117.0666	122.92	122,060	1954	1990	0	0	0	16.75	83.25

2 SINGLE FAM 100% - 2021 Heated Area: 676 HX Base Yr



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NASSAU COUNTY PROPERTY

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ASSESSED VALUE		580,536
TOTAL EXEMPTION VALUE	13	580,536
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		646,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3843	REMODEL	3,000	08/01/1986

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W26 S26 E26 N26$ PTR= S30 HXG=[YR=1993] W24 S24 E24 N24$ N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 07/09/2026 BY SYS