BLOCK 187 LOT 3
IN OR 856/1647 & OR 1743/1098
CITY OF FDNA BEACH

MCCLELLAND BETH E
1274 S 5TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0187-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

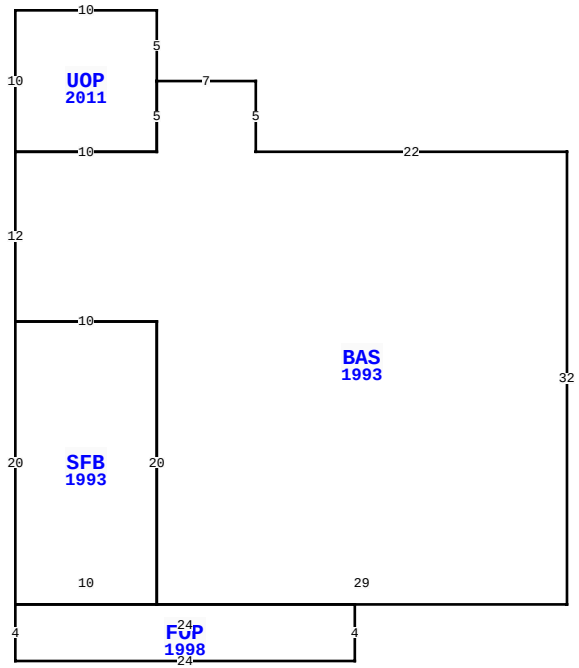
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,083	100	1993	1,083	108,338
FOP	96	30	1998	29	2,901
SFB	200	80	1993	160	16,005
UOP	100	20	2011	20	2,001
TOTALS	1,479			1,292	129,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,292	113.4224	119.09	153,864	1959	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2000 Heated Area: 1243 HX Base Yr 2000



1274 S 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		129,246
TOTAL MARKET OB/XF VALUE		7,488
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		336,734
SOH/AGL Deduction		253,437
ASSESSED VALUE		83,297
TOTAL EXEMPTION VALUE	HX HB SX	83,297
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		336,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1743/1098	6/20/2011	QC	U	I	11	100
GRANTOR: MCCLELLAND ELIAS J						
GRANTEE: MCCLELLAND ELIAS J						
0856/1647	11/25/1998	WD	Q	I		48,000
GRANTOR: PADGETT JOE B & JUNE						
GRANTEE: MCCLELLAND ELIAS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 N5 W7 UOP=[YR=2011] N5 W10S10E10N5$
S5W10S12 SFB=[YR=1993] S20 FOP=[YR=1998] S4 E24 N4 W24 $ E10
N20 W10 $ E10 S20 E29 N32 $.

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
1	0681	POLE SHED	0	100	32	11	352.00	SF	15.00	15.00	100	2004	2004	3	30	1,584	
2	0681	POLE SHED	0	100	32	13	416.00	SF	15.00	15.00	100	2004	2004	3	30	1,872	
3	0940	SHEDS/PORT	0	100	24	16	384.00	SF	30.00	30.00	100	2010	2010	3	35	4,032	

LAND DESCRIPTION

TOTAL OB/XF 7,488

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	0006	RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS