BLOCK 188 LOT 6
CITY OF FDNA BEACH

STARR NANCY A L/E/
97098 PIRATES POINT RD
YULEE, FL 32097

2026

00-00-31-1800-0188-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	03	PLASTER 30
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

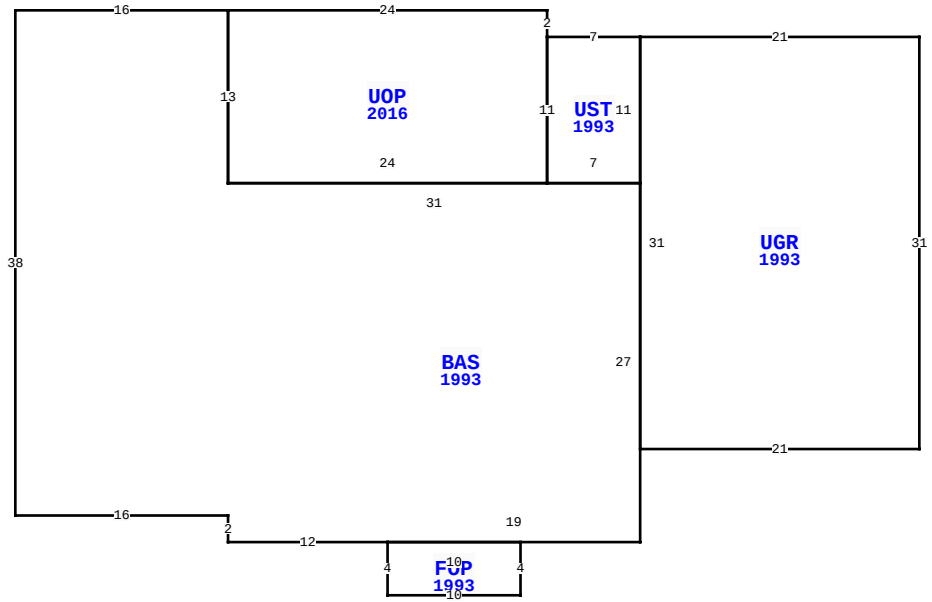
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	1993	1,445	133,922
FOP	40	30	1993	12	1,112
UGR	651	45	1993	293	27,155
UOP	312	20	2016	62	5,746
UST	77	45	1993	35	3,244
TOTALS	2,525			1,847	171,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,847	107.9000	113.30	209,265	1956	1985	0	0	0	18.20	81.80

1 SINGLE FAM 0% - 0 Heated Area: 1445 HX Base Yr



1273 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	171,179
TOTAL MARKET OB/XF VALUE	576
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	371,755
SOH/AGL Deduction	53,623
ASSESSED VALUE	318,132
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,132
TOTAL JUST VALUE	371,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6652	ADDITION	18,900	08/07/1990
BP 4264	N/A	4,590	07/24/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2856/1796	3/27/2026	LE	U	I	11	100
GRANTOR: STARR NANCY A						
GRANTEE: VIA LAUREL ELIZABET						
2505/0218	10/12/2021	WD	Q	I	01	300,000
GRANTOR: FIKE JAMES M & KATHLE						
GRANTEE: STARR NANCY A						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W21 UST=[YR=1993] W7 UOP=[YR=2016] N2 W24
BAS=[YR=1993] W16 S38 E16 S2E12 FOP=[YR=1993] S4 E10 N4 W10$
E19N27 W31 N13$ S13 E24 N11$ S11 E7 N11$ S31 E21 N31$.

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	1242	WD DECK A	0	0	12	24	288.00	SF	10.00	10.00	100	1995	1995	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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	0	0006	RM	100.00	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