BLOCK 188 LOT 7
CITY OF FDNA BEACH

EMBRY PAUL S
PO BOX 16802
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0188-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

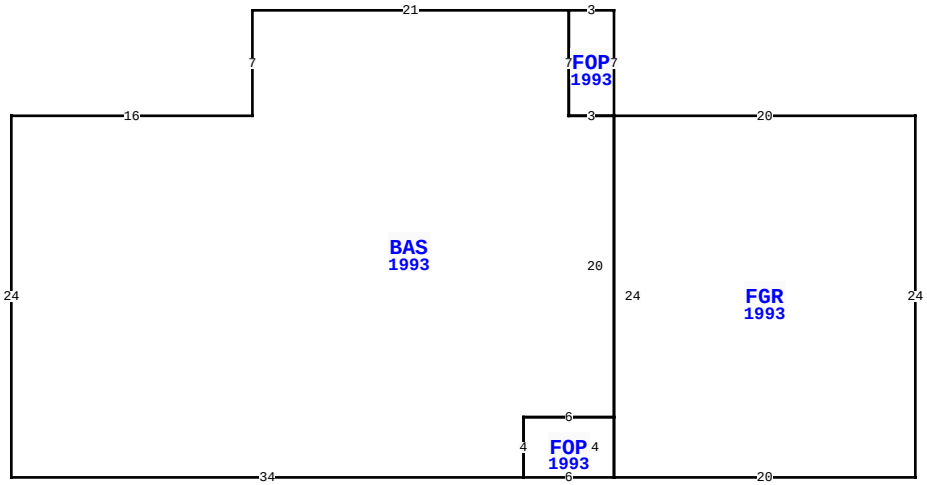
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,083	100	1993	1,083	146,718
FGR	480	55	1993	264	35,765
FOP	21	30	1993	6	813
FOP	24	30	1993	7	949
TOTALS	1,608			1,360	184,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,360	138.7360	145.67	198,111	1957	2010	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2025 Heated Area: 1083 HX Base Yr 2025



1249 S 5TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		184,243
TOTAL MARKET OB/XF VALUE		2,618
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		386,861
SOH/AGL Deduction		299,978
ASSESSED VALUE		86,883
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,472
TOTAL JUST VALUE		386,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3247	N/A	5,180	03/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/478	1/05/2024	WD	Q	I	01	400,000
GRANTOR: CJG HOMES LLC						
GRANTEE: EMBRY PAUL S						
2624/1563	3/10/2023	WD	Q	I	01	294,000
GRANTOR: JOHNSON RICHARD CARL						
GRANTEE: CJG HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] N24 W20 FOP=[YR=1993] N7 W3 S7 E3$
BAS=[YR=1993] W3 N7 W21 S7 W16 S24 E34 FOP=[YR=1993] E6 N4 W6 S4 $ N4 E6 N20 $ S24 E20$.

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	0510	GARAGE WD-	0	100	22	17	374.00	SF	35.00	35.00	100	1990	1990	3	20	2,618	

LAND DESCRIPTION

TOTAL OB/XF 2,618

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	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