BLOCK 5 LOT 37
IN OR 1408/417
AMERICAN BEACH SUB 1 PB 2/42

BRITTON VERNELL S
5424 WALDRON ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-010A-0005-0370

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

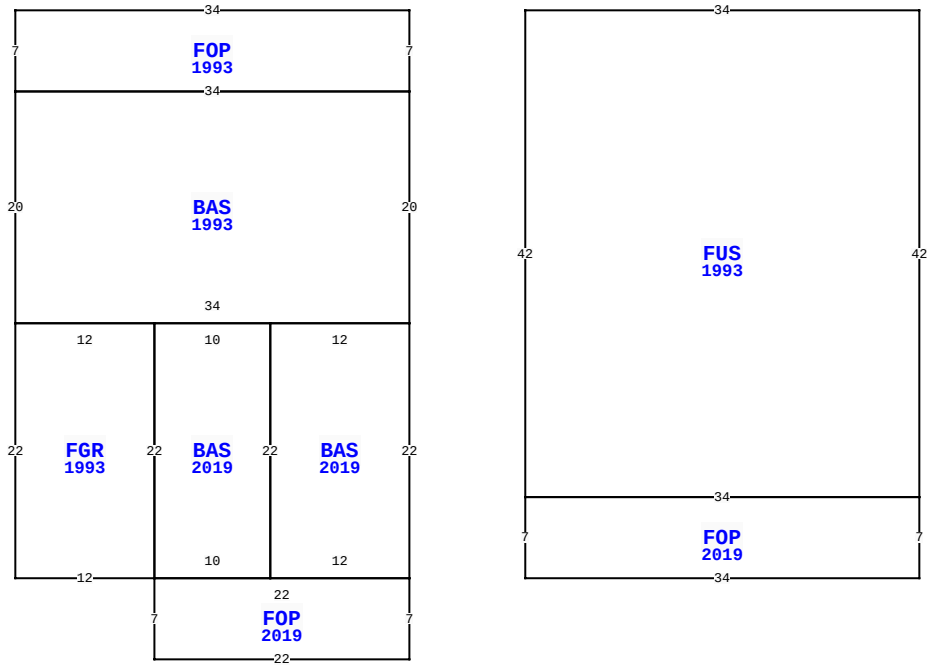
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	680	100	680	63,409
BAS	220	100	220	20,514
BAS	264	100	264	24,618
FGR	264	55	145	13,521
FOP	238	30	71	6,621
FOP	154	30	46	4,289
FOP	238	30	71	6,621
FUS	1,428	100	1,428	133,158
TOTALS	3,486		2,925	272,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,925	123.0000	111.01	324,704	1955	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2592 HX Base Yr 2021



5424 WALDRON ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		272,751
TOTAL MARKET OB/XF VALUE		2,259
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		650,010
SOH/AGL Deduction		242,081
ASSESSED VALUE		407,929
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		357,929
TOTAL JUST VALUE		650,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		551,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806089	ADDITION	75,000	06/14/2018
6308	CHNGE SRVC	0	11/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1408/0417	4/28/2006	QC	U	I	06	100
GRANTOR: BRITTON VERNELL S & G						
GRANTEE: BRITTON VERNELL S						
1148/0270	6/24/2003	QC	U	I	06	80,000
GRANTOR: BRITTON VERNELL S						
GRANTEE: BRITTON VERNELL S &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W34 S7 BAS=[YR=1993] S20 FGR=[YR=1993] S22 E12 FOP=[YR=2019] S7 E22 N7W22$ BAS=[YR=2019] E10 BAS=[YR=2019] E12 N22 W12 S22$ N22 W10 S22$ N22 W12$ E34 N20 W34$E34 N7$ PTR= E10 FUS=[YR=1993] E34 S42 FOP=[YR=2019] S7 W34 N7 E34$ W34N42$ W10$.

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	0810	CONCRETE A	0	100	0	0	351.00	SF	6.50	6.50	100	2019	2019	3	99	2,259	

TOTAL OB/XF 2,259

LAND DESCRIPTION

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	SFR	100		RS-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 10/01/2019 BY DJ Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/02/2023 BY SYS