

BLOCK 5 LOT 38
IN OR 2187/1358
AMERICAN BEACH SUB 1 PB 2/42

STRATMAN REAL ESTATE GROUP LLC
12138 CENTRAL AVE
MITCHELLVILLE, MD 20721

2023

00-00-30-010A-0005-0380



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100

Quality	06	Quality Level 06
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
BAL	60	15	9	1,748
BAS	1,199	100	1,199	232,963
FGR	600	55	330	64,118
FOP	44	30	13	2,525
FOP	60	30	18	3,498
FOP	60	30	18	3,498
FOP	84	30	25	4,858
FOP	90	30	27	5,246
FOP	99	30	30	5,829
FOP	99	30	30	5,829
TOTALS	4,979		4,068	790,402

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0409	ELEVATOR R	0	0	0	0	1.00	UT	13,260.00
2	0855	CONC PAVER	0	0	0	0	896.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-2	50.00	100.00	50.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,068	137.7288	196.26	798,386	2020	2020	0	0	1.00	99.00

1 SFR CUST - 0% - 0

Heated Area: 3501

HX Base Yr

** This building has 18 Sub-Areas

5431 OCEAN BLVD, FERNANDINA BEACH

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

TOTAL OB/XF									
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2	0855	CONC PAVER	0	0	0	0	896.00	SF	10.00

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2	0855	CONC PAVER	0	0	0	0	896.00	SF	10.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	790,402		
TOTAL MARKET OB/XF VALUE	22,130		
TOTAL LAND VALUE - MARKET	375,000		
TOTAL MARKET VALUE	1,187,532		
SOH/AGL Deduction	353,059		
ASSESSED VALUE	834,473		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	834,473		
TOTAL JUST VALUE	1,187,532		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	962,499		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008648	CO ISSUED	0	01/15/2021
1911599	NEW CONSTR	478,636	11/06/2019
B1803376	DEMOLITION	0	04/01/2018
0443	REPAIR/RRF	2,975	08/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2187/1358	4/03/2018	WD	U	I	37
GRANTOR: BRADLEY JAMES P					
GRANTEE: STRATMAN REAL ESTAT					
1574/0996	6/30/2008	PR	U	I	01
GRANTOR: BRADLEY FRANCES P/R					
GRANTEE: BRADLEY JAMES P					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2020] W12 BAS=[YR=2020] N1 W16 S1 FOP=[YR=2020] W11 S9 E11 N9 \$ S9 W11 S23 STR=[YR=2020] S4 FOP=[YR=2020] S6 E14 FGR=[YR=2020] S18 E25 N24 W20 FST=[YR=2020] N5 W6 S5 E6 \$ W5 S6\$ N6 W14 \$ E8 N4 W8 \$ E8 S4 E5 N5 E6 S5 E20 N31 W12 N5\$ S5 E12 N5 \$ PTR = E30 FOP=[YR=2020] E11 FUS=[YR=2020] N1 E16 S1 FOP=[YR=2020] E12 S5 W12 N5 \$ S5 E12 S31 W20 FST=[YR=2020] W4 FOP=[YR=2020] S6 W15 N6 STR=[YR=2020] N12 E8 S4 W4 S4 E4 S4 W8 \$ E15 \$ W2 N5 E6 S5 \$ N5 W6 S5 W5 N4 W4 N4 E4 N4 W8 N15 E11 N9 \$ S9 W11N9 \$W30\$ PTR= N30 STR=[YR=2020] N12 FUS=[YR=2020] N15 FOP=[YR=2020] N4 E11 S4 W11 \$ E11 N10 E16 S1 BAL=[YR=2020] E12 S5 W12 N5 \$ S5 E12 S31 W20 FST=[YR=2020] W6 N5 E6 S5 \$ N5 W6 S5 W5 N4 W4 N4 E4									