BLOCK 8 LOT 59
AMERICAN BEACH SUB # 1
PB 2/42

MCKENZIE CARLTON A & BEVERLY A L/E/
5437 WALDON ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-010A-0008-0590**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

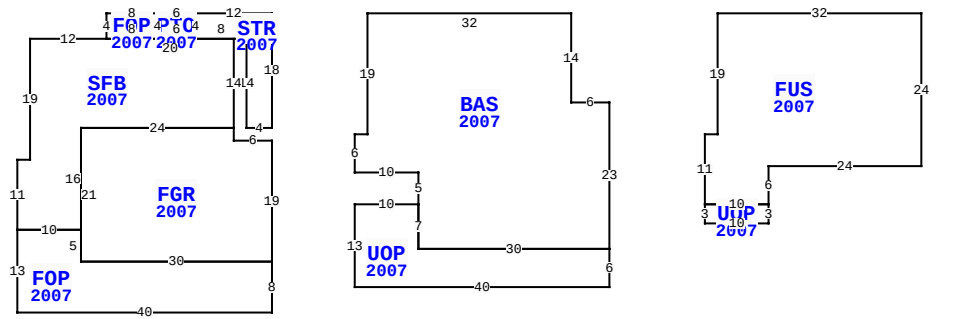
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3038.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,238 | 100 | 1,238 | 180,718 |
| FGR | 618 | 55 | 340 | 49,632 |
| FOP | 32 | 30 | 10 | 1,459 |
| FOP | 370 | 30 | 111 | 16,204 |
| FUS | 838 | 100 | 838 | 122,327 |
| PTO | 24 | 5 | 1 | 146 |
| SFB | 598 | 80 | 478 | 69,777 |
| STR | 104 | 10 | 10 | 1,459 |
| UOP | 30 | 20 | 6 | 876 |
| UOP | 310 | 20 | 62 | 9,051 |
| TOTALS | 4,162 | | 3,094 | 451,649 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,094 | 113.9880 | 162.43 | 502,558 | 2007 | 2007 | 0 | 0 | 0 | 10.13 | 89.87 |

1 SFR CUST – 100% - 2009 Heated Area: 2554 HX Base Yr 2009




5437 WALDRON ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 01/10/2007 DJ | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 572.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 89 | 2,647 | |
| 2 | 0479 | VF PICKET | 0 | 100 | 0 | 0 | 136.00 | LF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 74 | 1,006 | |
| 3 | 1123 | CB 8" | 0 | 100 | 0 | 0 | 98.00 | SF | 6.15 | 6.15 | 100 | 2007 | 2007 | 3 | 89 | 536 | |
| 4 | 1127 | BRICK 8" | 0 | 100 | 0 | 0 | 98.00 | SF | 11.00 | 11.00 | 100 | 2007 | 2007 | 3 | 97 | 1,046 | |
| 5 | 0819 | CONC 12" | 0 | 100 | 0 | 0 | 64.00 | SF | 9.50 | 9.50 | 100 | 2007 | 2007 | 3 | 89 | 541 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 451,649 |
| TOTAL MARKET OB/XF VALUE | | 5,776 |
| TOTAL LAND VALUE - MARKET | | 375,000 |
| TOTAL MARKET VALUE | | 832,425 |
| SOH/AGL Deduction | | 426,067 |
| ASSESSED VALUE | | 406,358 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 356,358 |
| TOTAL JUST VALUE | | 832,425 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 673,044 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E16251 | ELEC OTHER | 1,000 | 11/01/2005 |
| M10698 | MECH OTHER | 0 | 11/01/2005 |
| E0515036 | ELEC OTHER | 0 | 05/01/2005 |
| P0509454 | OTHER | 0 | 05/01/2005 |
| B14559 | NEW CONSTR | 10,000 | 02/01/2005 |
| C0413577 | CO ISSUED | 200,000 | 09/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2643/469 | 8/21/2020 | QC | U | I | 11 | 100 |
| GRANTOR: MCKENZIE CARLTON A & | | | | | | |
| GRANTEE: MCKENZIE CARLTON A | | | | | | |
| 1154/0133 | 7/16/2003 | WD | Q | I | | 100,000 |
| GRANTOR: MOORE MAXINE | | | | | | |
| GRANTEE: MCKENZIE CARLTON A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

STR=[YR=2007] W12 PTO=[YR=2007] W6 FOP=[YR=2007] W8 S4 SFB=[YR=2007] W12 S19 W2 S11 FOP=[YR=2007] S13 E40 N8 FGR=[YR=2007] N19 W6 N2 W24 S21 E30 $ W30 N5 W10$ E10 N16 E24 N14 W20$ E8 N4$ S4 E6 N4$ S4 E8 S14 E4 N18$ PTR=E15 BAS=[YR=2007] S19 W2 S6 E10 S5 UOP=[YR=2007] W10 S13 E40 N6 W30 N7$ S7 E30 N23 W6 N14 W32$ W15$ PTR= E70 FUS=[YR=2007] S19 W2 S11 UOP=[YR=2007] S3 E10 N3 W10$ E10 N6 E24 N24 W32$ W70$.

## LAND DESCRIPTION

TOTAL OB/XF 5,776

| 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 07/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/02/2023 BY SYS