BLOCK 10 LOT 82
AMERICAN BEACH SUB #1
PB2/42

BARNETT MAURICE & CAROLYN L/E/
6610 SW 6TH ST
MARGATE, FL 33068

2023

00-00-30-010A-0010-0820

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

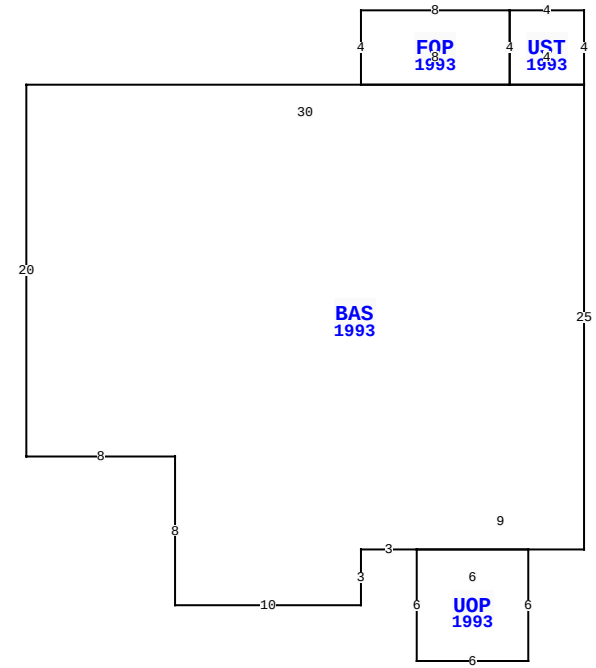
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	740	100	740	53,418
FOP	32	30	10	722
UOP	36	20	7	506
UST	16	45	7	506
TOTALS	824		764	55,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	764	115.5000	104.24	79,639	1959	1965	0	0	0	30.75	69.25

1 SINGLE FAM – 0% - 0 Heated Area: 740 HX Base Yr



5494 JAMES ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	83,492
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	383,492
SOH/AGL Deduction	171,122
ASSESSED VALUE	212,370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,370
TOTAL JUST VALUE	383,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/0337	8/19/2019	QC	U	I	11	100
GRANTOR: BARNETT MAURICE H JR						
GRANTEE: BARNETT MAURICE III						
1991/1912	7/16/2015	QC	U	I	11	100
GRANTOR: MITCHELL SOLLIE						
GRANTEE: BARNETT MAURICE H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 E8 S8 E10 N3 E3 UOP=[YR=1993] S6 E6 N6W6$ E9 N25$ UST=[YR=1993] N4 W4 FOP=[YR=1993] W8 S4 E8 N4$ S4E4$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RS-2	50.00	93.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 04/17/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

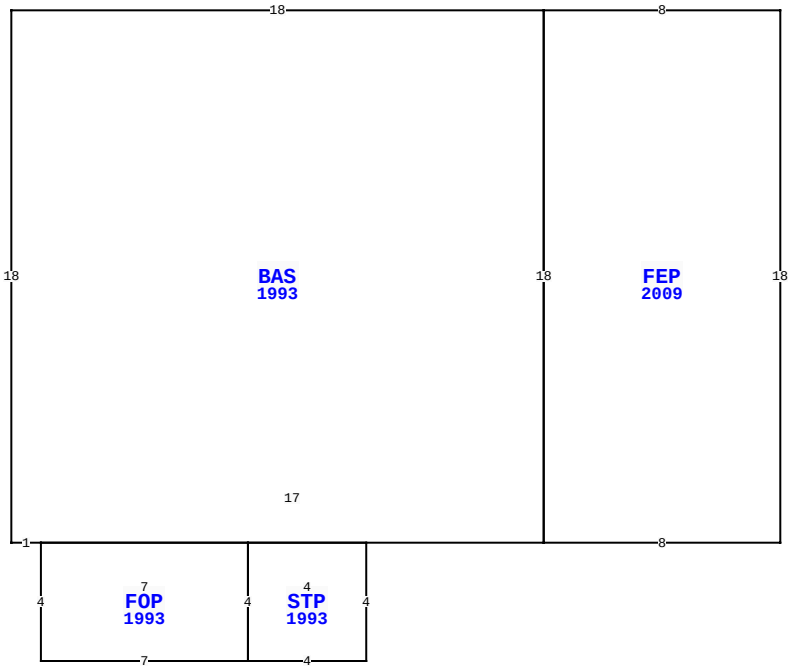
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100	324	20,452
FEP	144	80	115	7,259
FOP	28	30	8	505
STP	16	10	2	126
TOTALS	512		449	28,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	449	89.1000	80.41	36,104	1959	1965	0	0	0	21.50	78.50

2 SINGLE FAM – 0% - 0 Heated Area: 324 HX Base Yr



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1991/1912	7/16/2015	QC	U	I	11	100
GRANTOR: MITCHELL SOLLIE						
GRANTEE: BARNETT MAURICE H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S18 E1 FOP=[YR=1993] S4 E7 STP=[YR=1993] E4N4W4S4$ N4W7$ E17 FEP=[YR=2009] E8 N18 W8S18$ N18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/17/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS