BLOCK 11 LOT 12
IN OR 1882/545
AMERICAN BEACH SUB 2 PB 3/6

DAVIS BEVERLY J
5436 ERVIN ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-010B-0011-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

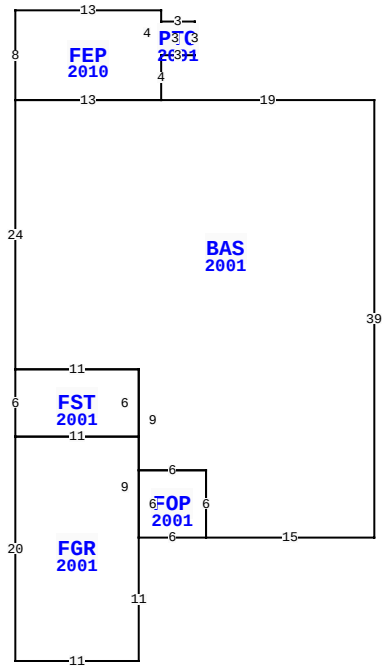
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,047	100	1,047	108,666
FEP	104	80	83	8,615
FGR	220	55	121	12,558
FOP	36	30	11	1,142
FST	66	55	36	3,736
PTO	9	5	0	0
TOTALS	1,482		1,298	134,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,298	136.5000	123.19	159,901	2001	2001	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2023 Heated Area: 1047 HX Base Yr 2023



5436 ERVIN 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		134,717
TOTAL MARKET OB/XF VALUE		4,797
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		439,514
SOH/AGL Deduction		0
ASSESSED VALUE		439,514
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		389,514
TOTAL JUST VALUE		439,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014513	NEW CONSTR	0	02/01/2001
M014895	H/AC	0	02/01/2001
B0007754	NEW CONSTR	83,970	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1882/0545	9/27/2013	WD	Q	I	02	190,100
GRANTOR: HENRY JOSEPH NATHANIE						
GRANTEE: DAVIS BEVERLY J & R						
1882/0544	9/27/2013	QC	U	I	11	100
GRANTOR: HENRY JOSEPH NATHANIE						
GRANTEE: HENRY JOSEPH NATHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W19 FEP=[YR=2010] N4 PTO=[YR=2001] E3 N3 W3 S3 $ N4 W13 S8 E13 $ W13 S24 FST=[YR=2001] S6 FGR=[YR=2001] S20 E11 N11 FOP=[YR=2001] E6 N6 W6 S6 $ N9 W11 $ E11 N6 W11 $ E11 S9 E6 S6 E15 N39 $.

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	497.00	SF	6.50	6.50	100	2001	2001	3	82	2,649	
2	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	2001	2001	3	82	336	
3	0810	CONCRETE A	0	100	0	0	273.00	SF	6.50	6.50	100	2001	2001	3	82	1,455	
4	0911	SCRN RM A	0	100	17	6	102.00	SF	17.50	17.50	100	2001	2001	3	20	357	

LAND DESCRIPTION

TOTAL OB/XF 4,797

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	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