

[illegible]

BUNCUM KELVIN L LIVING TRUST/BUNCUM KELVIN TRUSTEE
5428 PRICE STREET
FERNANDINA BEACH, FL 32034

00-00-30-010B-0012-0100

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

2703

PREFIN MTL 100
GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

04

PLYWOOD 100

Interior Floo

08

SHT VINYL 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

1 100

Frame Stories

02

WOOD FRAME 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

1,165

100

1,165

78,991

UOP

24

20

5

339

TOTALS

1,189

1,170

79,330

EXTRA FEATURES

5490 ERVIN ST, FERNANDINA BEACH

L N

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

04/20/2020

BY

DJA

Total Acres:

0.00

Total Land Value:

300,000

Market:

0

Agricultural:

0

Common:

300,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDD

0100011,170111.3000100.45117,526195719570032.5067.50

2 SINGLE FAM - 0% - 2018Heated Area: 1165HX Base Yr 2018

BAS

1993

UOP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE135,757

TOTAL MARKET OB/XF VALUE1,015

TOTAL LAND VALUE - MARKET300,000

TOTAL MARKET VALUE436,772

SOH/AGL Deduction266,607

ASSESSED VALUE170,165

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE120,165

TOTAL JUST VALUE436,772

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE315,270

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V / IRSN CD SALE PRICE

2640/18395/18/2023WDQI01450,000

GRANTOR: FOSTER WENDELL A

GRANTEE:BUNCUM KELVIN L LIV

2083/151411/16/2016QCUI11100

GRANTOR: FOSTER MAMIE R

GRANTEE: FOSTER WENDELL A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N2 W3 N4 W38 S25 E26 UOP=[YR=1993] S4 E6 N4W6\$ E23 N19\$.