BLOCK 14 LOT 5 IN OR 990/1144
AMERICAN BEACH SUB #2 PB 3/6

GREEN WILLIAM & DELORIS R
9018 GREENLEAF RD
JACKSONVILLE, FL 32208

**2023**

**00-00-30-010B-0014-0050**

## BUILDING CHARACTERISTICS

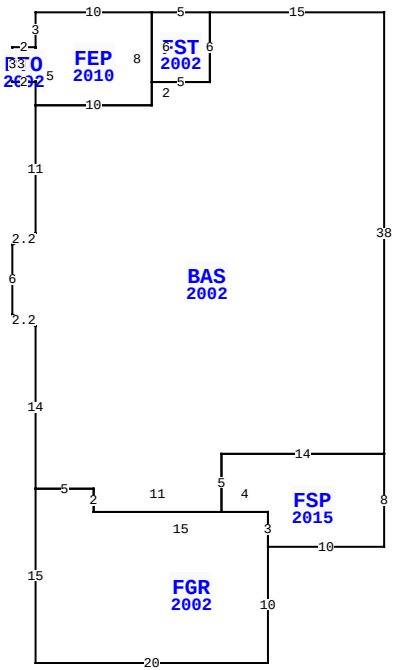
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,114 | 100 | 1,114 | 105,394 |
| FEP | 80 | 80 | 64 | 6,055 |
| FGR | 270 | 55 | 148 | 14,002 |
| FSP | 100 | 40 | 40 | 3,785 |
| FST | 30 | 55 | 16 | 1,514 |
| PTO | 6 | 5 | 0 | 0 |
| TOTALS | 1,600 | | 1,382 | 130,748 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,382 | 116.4800 | 105.12 | 145,276 | 2002 | 2002 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1114 HX Base Yr




5425 ERVIN 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 | 130,748 |
| TOTAL MARKET OB/XF VALUE | 6,023 |
| TOTAL LAND VALUE - MARKET | 300,000 |
| TOTAL MARKET VALUE | 436,771 |
| SOH/AGL Deduction | 205,319 |
| ASSESSED VALUE | 231,452 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 231,452 |
| TOTAL JUST VALUE | 436,771 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 313,571 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0209962 | NEW CONSTR | 94,650 | 07/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0990/1144 | 6/07/2001 | WD | Q | V | | 12,500 |
| GRANTOR: PAULINE LARRY EDWARD | | | | | | |
| GRANTEE: GREEN WILLIAM & DEL | | | | | | |
| 0715/1353 | 10/10/1994 | WD | U | V | 01 | 100 |
| GRANTOR: JACKSON EDNA & LEROY | | | | | | |
| GRANTEE: PAULINE LARRY EDWAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W15 FST=[YR=2002] W5 FEP=[YR=2010] W10 S3 PTO=[YR=2002] W2 S3 E2 N3 $ S5 E10 N8 $ S6 E5 N6 $ S6 W5 S2 W10 S11 D1 L2 S6 R2 D1 S14 FGR=[YR=2002] S15 E20 N10 FSP=[YR=2015] E10 N8 W14 S5 E4 S3$ N3 W15 N2 W5 $ E5 S2 E11 N5 E14 N38 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 87 | 3,045 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 690.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 83 | 2,978 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,023

| 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 | 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