BLOCK 18 LOTS 5 & 6
CASE #09-CP-251 OR 1638/1096 &
IN OR 1702/118

LEROY BETTY J/ROSEBERRY NANETTA FELICIA
11033 BRIDGES ROAD
JACKSONVILLE, FL 32218

2023

00-00-30-010B-0018-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

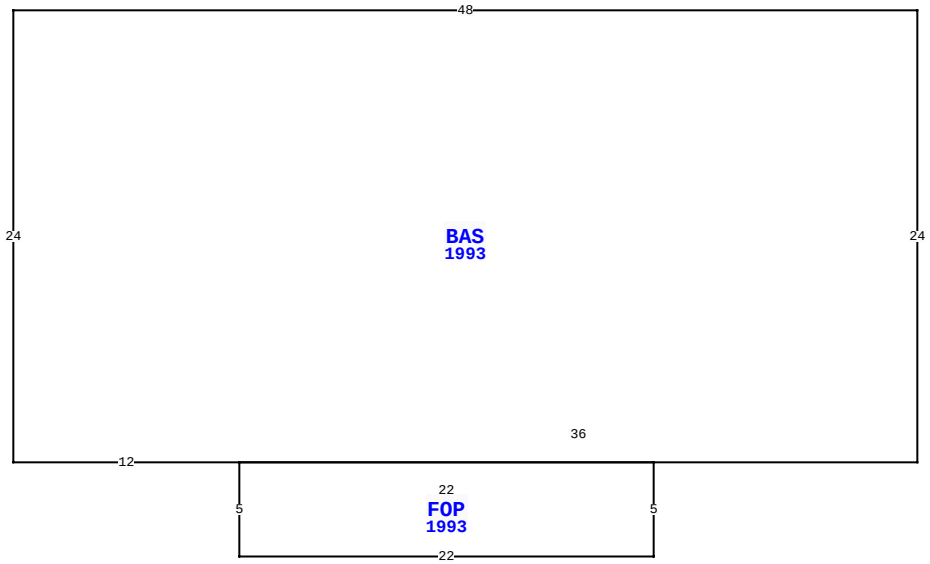
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	97,230
FOP	110	30	33	2,785
TOTALS	1,262		1,185	100,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	111.0000	100.18	118,713	1988	1988	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



5425 LEONARD 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	100,016
TOTAL MARKET OB/XF VALUE	40
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	500,056
SOH/AGL Deduction	270,416
ASSESSED VALUE	229,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,640
TOTAL JUST VALUE	500,056
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3901	N/A	43,725	02/25/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1702/0118	8/27/2010	WD	U	I	30	100
GRANTOR: LEROY BETTY J						
GRANTEE: LEROY BETTY J & NAN						
0450/0437	4/01/1985	WD	U	V		3,000
GRANTOR:						
GRANTEE:						

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
2	1242	WD DECK A	0	0	4	5	20.00	SF	10.00	10.00	100	2000	2000	3	20	40	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E12 FOP=[YR=1993] S5 E22 N5 W22$ E36 N24$.

LAND DESCRIPTION

TOTAL OB/XF 40

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	0007	RS-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							
2	000100	C	SFR	0	0007	RS-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 01/11/2016 BY DJX Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS