

LOT 1
IN OR 1990/41
BELLE GLADE SUB PB 3/55

DAVISON PAUL S & MELISSA D
4998 KAREN ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-0140-0001-0000



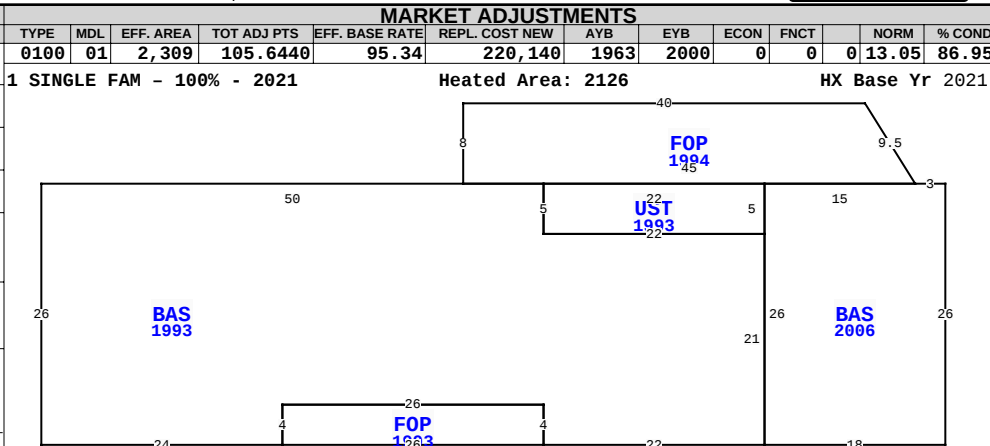
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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	3047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	137,445
BAS	468	100	468	38,796
FOP	104	30	31	2,570
FOP	340	30	102	8,456
UST	110	45	50	4,145
TOTALS	2,680		2,309	191,412

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
1	0858	SCULP CONC	0	100	0	0		160.00	SF 13.00	100	2013	2013	3	98	2,038	
3	0810	CONCRETE A	0	100	0	0		330.00	SF 6.50	100	1990	1990	3	62	1,330	
4	0810	CONCRETE A	0	100	0	0		1,210.00	SF 6.50	100	2018	2018	3	98	7,708	

LAND DESCRIPTION			TOTAL OB/XF 11,076													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	200,000.00	300,000.00

REVIEW DATE 03/18/2020 BY DJP



4998 KAREN ST, FERNANDINA BEACH
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			191,412
TOTAL MARKET OB/XF VALUE			11,076
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			502,488
SOH/AGL Deduction			172,992
ASSESSED VALUE			329,496
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			279,496
TOTAL JUST VALUE			502,488
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6789	XFOB	6,256	10/11/1990
5977	XFOB	1,870	09/07/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1990/0041	7/01/2015	WD	Q	I	01	248,000	
GRANTOR: MATTHEW 25 INVESTMENT							
GRANTEE: DAVISON PAUL S & ME							
1949/1159	12/01/2014	CT	U	I	18	143,000	
GRANTOR: CLERK OF COURT							
GRANTEE: MATTHEW 25 INVESTME							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2006] W3FOP=[YR=1994] U8 L5 W40S8 E45\$W15UST=[YR=1993] W22BAS=[YR=1993] W50 S26E24FOP=[YR=1993] E26N4W26S4\$N4E26 S4E22 N21W22N5\$S5E22N5\$S26E18 N26\$.	

4998 KAREN ST, FERNANDINA BEACH

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS