

LOT 4 & N10 FT OF LOT 5  
IN OR 1623/615  
BELLE GLADE SUB PB 3/55

DOTSON LAURA ELLEN  
5005 KAREN ST  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0140-0004-0000



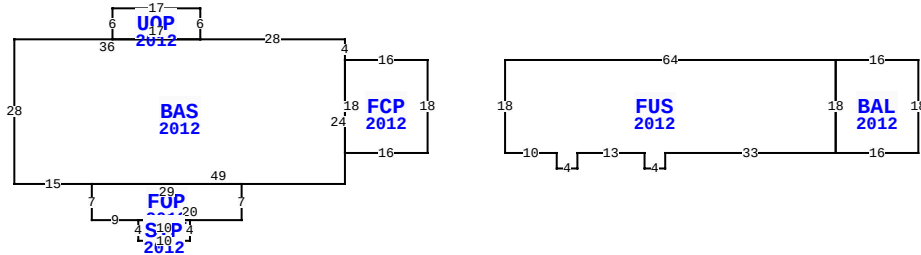
| BUILDING CHARACTERISTICS |      |                  |
|--------------------------|------|------------------|
| ELEMENT                  | CD   | CONSTRUCTION     |
| Exterior Wall            | 10   | ABOVE AVG 100    |
| Roof Structur            | 03   | GABLE/HIP 100    |
| Roof Cover               | 03   | COMP SHNGL 100   |
| Interior Wall            | 05   | DRYWALL 100      |
| Interior Floo            | 11   | CLAY TILE 60     |
| Interior Floo            | 14   | CARPET 40        |
| Air Condition            | 03   | CENTRAL 100      |
| Heating Type             | 04   | AIR DUCTED 100   |
| Bedrooms                 |      | 4 100            |
| Bathrooms                |      | 3 100            |
| Frame                    | 02   | WOOD FRAME 100   |
| Stories                  | 2.   | 2. 100           |
| Units                    |      | 0 100            |
| BUD\$ 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 |
| BAL              | 288              | 15          | 43           | 3,281                |
| BAS              | 1,792            | 100         | 1,792        | 136,738              |
| FCP              | 288              | 25          | 72           | 5,494                |
| FOP              | 203              | 30          | 61           | 4,655                |
| FUS              | 1,176            | 100         | 1,176        | 89,734               |
| STP              | 40               | 10          | 4            | 306                  |
| UOP              | 102              | 20          | 20           | 1,526                |
| TOTALS           | 3,889            |             | 3,168        | 241,732              |

| EXTRA FEATURES |            |             |         |   |   |          |    |       |                |       |
|----------------|------------|-------------|---------|---|---|----------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 5              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 1,077.00 | SF | 7.00  | 7.00           |       |
| 6              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 465.00   | SF | 7.00  | 7.00           |       |
| 7              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 192.00   | SF | 7.00  | 7.00           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE |
| 1                | 000100   | C   | SFR                  | 100 |     | RS-1     | 0.00  | 0.00  | 1.00        | LT        |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |      |        |  |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |
| 0200                                                         | 01  | 3,168     | 106.5360    | 79.90          | 253,123        | 2012 | 2012 | 0    | 0    | 4.50 | 95.50  |  |
| 1 SFR MODULR - 100% - 2021 Heated Area: 2968 HX Base Yr 2021 |     |           |             |                |                |      |      |      |      |      |        |  |



| NASSAU COUNTY PROPERTY    |  |           |  | PAGE 1 of 2 | 8 |
|---------------------------|--|-----------|--|-------------|---|
| VALUATION SUMMARY         |  |           |  |             |   |
| VALUATION BY              |  | STANDARD  |  |             |   |
| Tax Group: 8              |  | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |  | 258,030   |  |             |   |
| TOTAL MARKET OB/XF VALUE  |  | 11,410    |  |             |   |
| TOTAL LAND VALUE - MARKET |  | 200,000   |  |             |   |
| TOTAL MARKET VALUE        |  | 469,440   |  |             |   |
| SOH/AGL Deduction         |  | 110,929   |  |             |   |
| ASSESSED VALUE            |  | 358,511   |  |             |   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |  |             |   |
| BASE TAXABLE VALUE        |  | 308,511   |  |             |   |
| TOTAL JUST VALUE          |  | 469,440   |  |             |   |
| NCON VALUE                |  | 16,298    |  |             |   |
| INCOME VALUE              |  |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 341,944   |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 220008749  | NEW CRPT    | 40,000 | 01/03/2023 |
| 21016796   | GARAGE      | 46,152 | 12/03/2021 |
| B25615     | CO ISSUED   | 0      | 12/05/2012 |
| E25244     | MODULAR     | 0      | 07/01/2012 |
| G01760     | GAS         | 900    | 07/01/2012 |
| B26230     | ADDITION    | 65,000 | 07/01/2012 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2578/0906                      | 7/18/2022 | FJ U      | I   | 11  | 0      |
| GRANTOR: CLERK OF COURT        |           |           |     |     |        |
| GRANTEE: DOTSON LAURA ELLEN    |           |           |     |     |        |
| 1623/0615                      | 5/28/2009 | QC U      | I   | 11  | 100    |
| GRANTOR: MCMULLAN ROBERT J & L |           |           |     |     |        |
| GRANTEE: MCMULLAN LAURA D      |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                              |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| FCP=[YR=2012] W16 BAS=[YR=2012] N4 W28 UOP=[YR=2012] N6 W17 S6 E17\$ W36 S28 E15 FOP=[YR=2012] S7 E9 STP=[YR=2012] S4 E10 N4 W10\$ E20 N7 W29\$ E49 N24\$ S18 E16 N18\$ PTR=E15 FUS=[YR=2012] E64 BAL=[YR=2012] E16 S18 W16 N18\$ S18 W33 S3 W4 N3 W13 S3 W4 N3 W10 N18\$ W15\$. |  |  |  |  |  |

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|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|
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