

BORBON JOSHUA D/VASQUEZ HAIDY
5013 KAREN ST
FERNANDINA BEACH, FL 32034

00-00-30-0140-0008-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10007CORK/VTILE 5014CARPET 5003CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100BUD8 Adjustme05DIST 1A 100Occupancy00NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA03NEIGHBORHOOD/LOC3047.00TOTAL AREATOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,4541001,454113,090BAS64100644,978BAS70100705,445BAS28210028221,933FEP2008016012,444FOP25030755,833TOTALS2,3202,105163,724EXTRA FEATURESBLDDATEXFDATEINCDATELGL DATELAND DATEAG DATENOTES

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTALS2,3202,105163,7245013 KAREN ST, FERNANDINA BEACHADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

NASSAU COUNTY PROPERTY

PAGE 1 of 1VALUATION SUMMARYSTANDARDTax Group: 8Tax Dist:BUILT BUILDING MARKET VALUE163,724TOTAL MARKET OB/XF VALUE8,982TOTAL LAND VALUE - MARKET200,000TOTAL MARKET VALUE372,706SOH/AGL Deduction181,646ASSESSED VALUE191,060TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE141,060TOTAL JUST VALUE372,706NCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE264,702SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE2461/145011/19/2020QCUII11100GRANTOR: BORBON JOSHUA D & VASGRANTEE: BORBON JOSHUA D & V1994/03206/23/2015SWQQII02221,000GRANTOR: OWB REO LLCGRANTEE: BORBON JOSHUA DBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2007] W8 FEP=[YR=2015] W20 BAS=[YR=1993] W22 S40 FOP=[YR=2007] S10 E25 N10 W25\$ E38 BAS=[YR=2007] E12 N10 BAS=[YR=2007] E10 N7 W10 S7\$ N16 W7 S6 W5 S20\$ N20 E5 N6 E7 N6 W8 S2 W20 N10\$ S10 E20 N10\$ S8 E8 N8\$.LAND DESCRIPTIONTOTAL OB/XF8,982LNUSE CLSLAND USE CAPRLCZFRONTDEPTHTOT LND UTUNIT DDPHTFACT% CONTTOT ADJUNIT PRICEADJ UNIT PRICELAND VALOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV