LOT 22 & N1/2 OF LOT 24
IN OR 2311/367
BELLE GLADE SUB PBK 3/55

KORMAN JONATHAN F & MARY N
5011 ANTHONY ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-0140-0022-0000

BUILDING CHARACTERISTICS

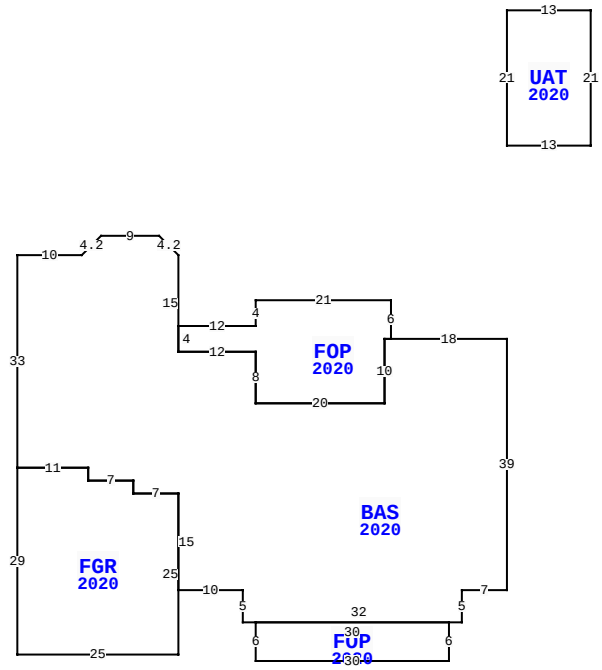
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame		N/A 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,838	100	2,838	478,946
FGR	683	55	376	63,454
FOP	180	30	54	9,113
FOP	374	30	112	18,901
UAT	273	10	27	4,556
TOTALS	4,348		3,407	574,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,407	119.0250	169.61	577,861	2020	2020	0	0	0	0.50	99.50

2 SFR CUST – 100% - 2021 Heated Area: 2838 HX Base Yr 2021



BLD DATE	10/03/2007 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

5011 ANTHONY ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		574,972
TOTAL MARKET OB/XF VALUE		97,130
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		972,102
SOH/AGL Deduction		302,470
ASSESSED VALUE		669,632
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		619,632
TOTAL JUST VALUE		972,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		665,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002215	SWIM POOL	66,000	03/11/2020
19121063	NEW CONSTR	386,581	11/21/2019
B1710093	DEMOLITION	0	11/14/2017
B950375	REPAIR/RRF	675	08/01/1995
5262	REPAIR/RRF	1,000	10/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/0367	10/09/2019	SW	Q	V	01	185,000
GRANTOR: JOSEPH ANDREW HOMES L						
GRANTEE: KORMAN JONATHAN F &						
2240/1938	12/03/2018	WD	U	V	11	100
GRANTOR: DRAYTON PROPERTIES LL						
GRANTEE: JOSEPH ANDREW HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 FOP=[YR=2020] N6 W21 S4 W12 S4 E12 S8 E20 N10 E1 $ W1 S10 W20N8 W12 N15 U3 L3 W9 D3 L3 W10 S33 FGR=[YR=2020] S29 E25 N25 W7 N2 W7 N2 W11 $ E11 S2 E7 S2 E7 S15 E10 S5 E2 FOP=[YR=2020] S6 E30 N6 W30 $ E32 N5 E7 N39 $ PTR= N30 UAT=[YR=2020] N21 E13 S21 W13 $ S30 $.

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	0855	CONC PAVER	0	100	0	0	1,998.00	SF	10.00	10.00	100	2020	2020	3	99	19,780	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
4	0462	ST/AL FNC	0	100	0	0	1,104.00	SF	10.00	10.00	100	2020	2020	3	95	10,488	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	
6	0857	SANDSTONE	0	100	0	0	2,040.00	SF	16.00	16.00	100	2020	2020	3	100	32,640	
7	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2020	2020	3	95	31,654	

LAND DESCRIPTION

TOTAL OB/XF 97,130

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	100		RS-1	0.00	0.00	1.50	LT		1.00	1.00	1.00	200,000.00	200,000.00	300,000							

REVIEW DATE 01/08/2020 BY RK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS