LOT 51
FLORENCE POINT PB 4/109 & 110

CINNAMOND BRENT &/CARACCIO NADINA
5340 GREAT OAK COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

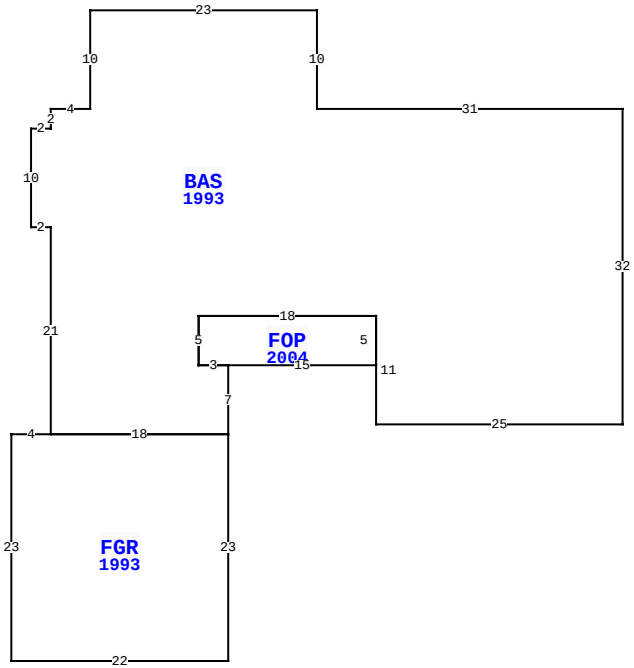
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	253,947
FGR	506	55	278	36,315
FOP	90	30	27	3,527
TOTALS	2,540		2,249	293,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,249	119.5698	141.99	319,336	1985	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2022 Heated Area: 1944 HX Base Yr 2022



5340 GREAT OAK CT, 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		293,789
TOTAL MARKET OB/XF VALUE		17,737
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		611,526
SOH/AGL Deduction		335,637
ASSESSED VALUE		275,889
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		225,889
TOTAL JUST VALUE		611,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20214091	REPAIR/RRF	0	05/01/2021
B0312123	GARAGE	19,008	12/01/2003
R002796	REPAIR/RRF	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/1209	4/15/2021	WD	Q	I	01	480,000
GRANTOR: BYROD MICHELLE & ROBE						
GRANTEE: CINNAMOND BRENT & N						
2213/1987	7/13/2018	FJ	U	I	11	100
GRANTOR: BYROD FRED J ESTATE						
GRANTEE: BYROD MICHELLE & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 N10 W23 S10 W4 S2 W2 S10 E2 S21
FGR=[YR=1993] W4 S23 E22 N23 W18$ E18 N7 FOP=[YR=2004] E15
N5 W18 S5 E3$ W3 N5 E18 S11 E25 N32$.

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
1	0811	CONCRETE B	0	100	0	0	740.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,905	
2	0812	CONCRETE C	0	100	40	3	120.00	SF	4.00	4.00	100	1985	1985	3	49.5	238	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
4	1243	WD DECK F	0	100	8	12	96.00	SF	8.00	8.00	100	1995	1995	3	20	154	
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1985	1985	3	49.5	51	
6	0940	SHEDS/PORT	0	100	10	4	40.00	SF	30.00	30.00	100	2000	2000	3	20	240	
7	1242	WD DECK A	0	100	0	0	427.00	SF	10.00	10.00	100	2000	2000	3	20	854	
8	0812	CONCRETE C	0	100	0	0	1,201.00	SF	4.00	4.00	100	2004	2004	3	86	4,131	
9	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2004	2004	3	40	8,064	

LAND DESCRIPTION

TOTAL OB/XF 17,737

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	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 10/29/2021 BY RKX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS