LOT 3
IN OR 2238/64
PHOENIX WALK PB 5/55

LINEHAN IRREVOCABLE TRUST/LINEHAN KELLY T TRUSTEE
5 ZACHARY CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1635-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

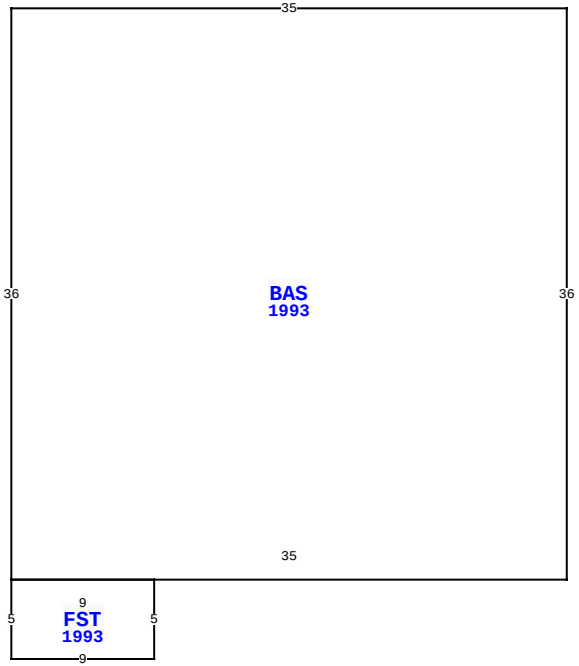
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	139,935
FST	45	55	25	2,777
TOTALS	1,305		1,285	142,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	11	1,285	161.3040	137.11	176,186	1984	1984	0	0	0	19.00	81.00

1 SFR PATIO – 100% - 2019 Heated Area: 1260 HX Base Yr 2019



5 ZACHARY CT, FERNANDINA BEACH

BLD DATE	03/03/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,711
TOTAL MARKET OB/XF VALUE		4,761
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		347,472
SOH/AGL Deduction		106,111
ASSESSED VALUE		241,361
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,361
TOTAL JUST VALUE		347,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060663	REPAIR/RRF	9,500	04/01/2006
20060641	REPAIR/RRF	650	03/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2238/0064	11/15/2018	WD	Q	I	02	290,000
GRANTOR: BORUM NEIL A & KAY R						
GRANTEE: LINEHAN IRREVOCABLE						
1443/1911	9/12/2006	WD	Q	I		250,000
GRANTOR: MAY WILLIAM & AMANDA						
GRANTEE: BORUM NEIL A & KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S36 FST=[YR=1993] S5 E9 N5 W9$ E35 N36$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
2	0801	ASPHALT A	0	100	0	0	374.00	SF	3.00	3.00	100	1984	1984	3	50	561	
3	0855	CONC PAVER	0	100	0	0	191.00	SF	10.00	10.00	100	2005	2005	3	87	1,662	
4	1126	CB/STC 8"	0	100	0	0	135.00	SF	8.00	8.00	100	1984	1984	3	47	508	

LAND DESCRIPTION

TOTAL OB/XF 4,761

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			39.00	104.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 04/26/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS