

LOT 173
IN OR 951/842
MARSH CREEK VLG 1-A PB 4/22-A

MAY LIVING TRUST/MAY ELIZABETH TRUSTEE
5 ROYAL TERN
FERNANDINA BEACH, FL 32034

2023

01-6N-29-131A-0173-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

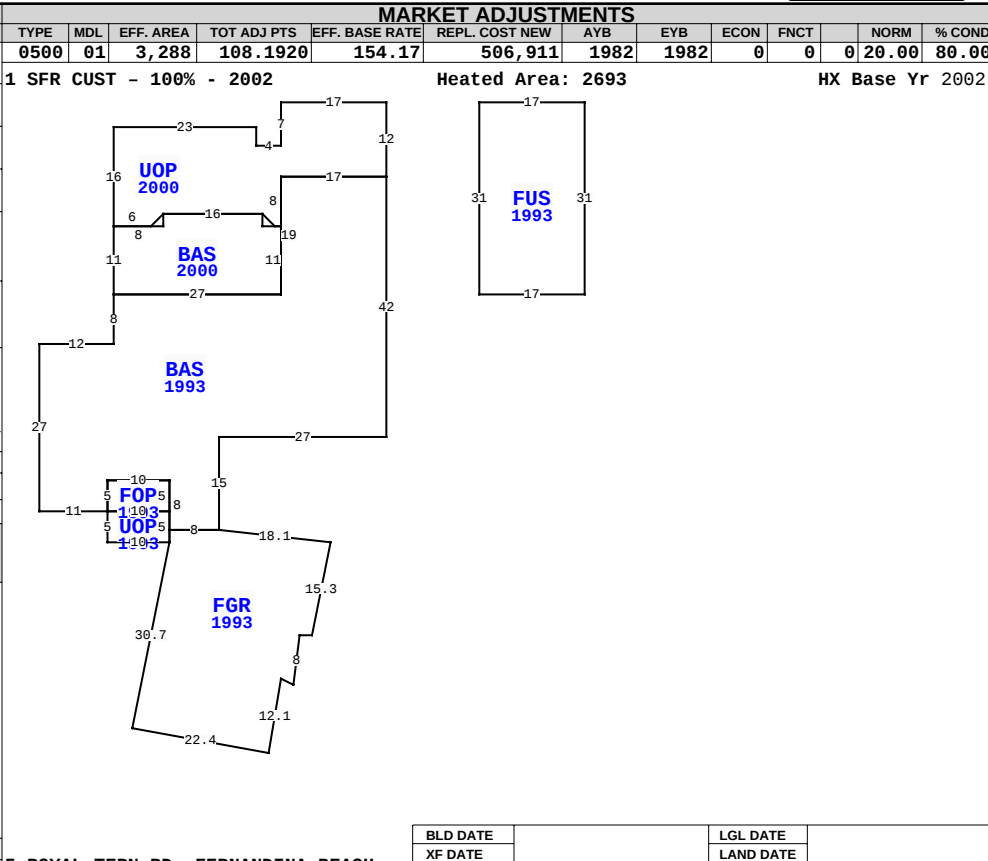
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	1,837	226,568
BAS	329	100	329	40,578
FGR	821	55	452	55,748
FOP	50	30	15	1,850
FUS	527	100	527	64,998
UOP	50	20	10	1,234
UOP	588	20	118	14,554

TOTALS	4,202		3,288	405,529
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,009.00	SF	7.00	7.00
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	1126	CB/STC 8"	0 100	0	0	53.00	SF	8.00	8.00



5 ROYAL TERN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

L N	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	0855	CONC PAVER	0 100	0	0	1,009.00	SF	7.00	7.00	100	2014	2014	3	95	6,710	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	54	1,080	
4	1126	CB/STC 8"	0 100	0	0	53.00	SF	8.00	8.00	100	2000	2000	3	80	339	

LAND DESCRIPTION										TOTAL OB/XF										8,129	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	4				

NASSAU COUNTY PROPERTY										PAGE 1 of 1										5
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 5										
BUILDING MARKET VALUE										Tax Dist:										405,529
TOTAL MARKET OB/XF VALUE																				8,129
TOTAL LAND VALUE - MARKET																				450,000
TOTAL MARKET VALUE																				863,658
SOH/AGL Deduction																				330,179
ASSESSED VALUE																				533,479
TOTAL EXEMPTION VALUE										HX HB										50,000
BASE TAXABLE VALUE																				483,479
TOTAL JUST VALUE																				863,658
NCON VALUE																				0
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE																				756,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25233	REMODEL	16,000	10/01/2011
P993576	REMODEL	2,000	08/01/1999
B9906134	ADDITION	40,000	06/01/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0951/0842	9/28/2000	WD	U	I	01	100			
GRANTOR: MAY DONALD E & ELIZAB									
GRANTEE: MAY DONALD E & ELIZ									
0822/1791	2/18/1998	WD	Q	I		214,700			
GRANTOR: JOHNSON ROBIN G & DIA									
GRANTEE: MAY DONALD E									

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=2000] W17 S7 W4 N3 W23 S16 BAS=[YR=2000] S11									
BAS=[YR=1993] S8 W12 S27 E11 UOP=[YR=1993] S5 E10									
FGR=[YR=1993] D30 L6 D4 R22 U12 R2 R2 D1 U8 R1 E2									
U15 R3 U2 L18 W8 S2\$ N5 FOP=[YR=1993] N5 W10 S5 E10 \$ W10									
\$ N5 E10 S8 E8 N15 E27 N42 W17 S19W27 \$ E27 N11 W3 N2 W16 S2									
W8 \$ E6 U2 R2 E16 D2 R2 E1 N8 E17 N12 \$PTR= E15									
FUS=[YR=1993] E17 S31 W17 N31 \$ W15\$.									