BLOCK 5 LOT 34
AMERICAN BEACH SUB 1 PB 2/42

BURNEY-PETTIFORD BELVA A
8607 SUNDALE DRIVE
SILVER SPRING, MD 20910

2024

00-00-30-010A-0005-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

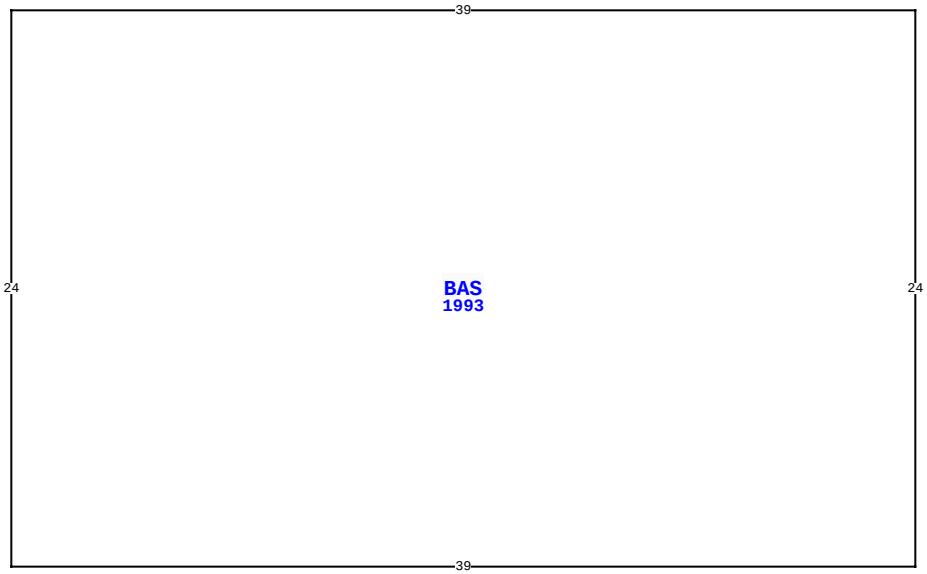
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	71,897
TOTALS	936		936	71,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	936	103.0000	97.85	91,588	1966	1966	0	0	0	21.50	78.50

1 SINGLE FAM – 0% - 2023 Heated Area: 936 HX Base Yr



5406 WALDRON ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	71,897
TOTAL MARKET OB/XF VALUE	1,241
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	523,138
SOH/AGL Deduction	33,845
ASSESSED VALUE	489,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	489,293
TOTAL JUST VALUE	523,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	444,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M037062	H/AC	1,000	05/01/2003
B0007467	REMODEL	10,000	08/01/2000
8304	REPAIR/RRF	2,000	08/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2610/0582	12/20/2022	QC	U	I	11	100
GRANTOR: STAMPS SPURGEON M JR						
GRANTEE: BURNEY-PETTIFORD BE						
1248/0607	7/26/2004	QC	U	I	06	100
GRANTOR: STAMPS MIRIAM &						
GRANTEE: STAMPS SPURGEON JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S24 E39 N24 $.

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	1242	WD DECK A	0	0	0	0	497.00	SF	10.00	10.00	100	2002	2002	3	20	994	
2	0810	CONCRETE A	0	0	0	0	190.00	SF	6.50	6.50	100	1966	1966	3	20	247	

LAND DESCRIPTION

TOTAL OB/XF 1,241

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	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 01/11/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS