BLOCK 5 LOT 37
IN OR 1408/417
AMERICAN BEACH SUB 1 PB 2/42

BRITTON VERNELL S
5424 WALDRON ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-010A-0005-0370**

## 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 | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

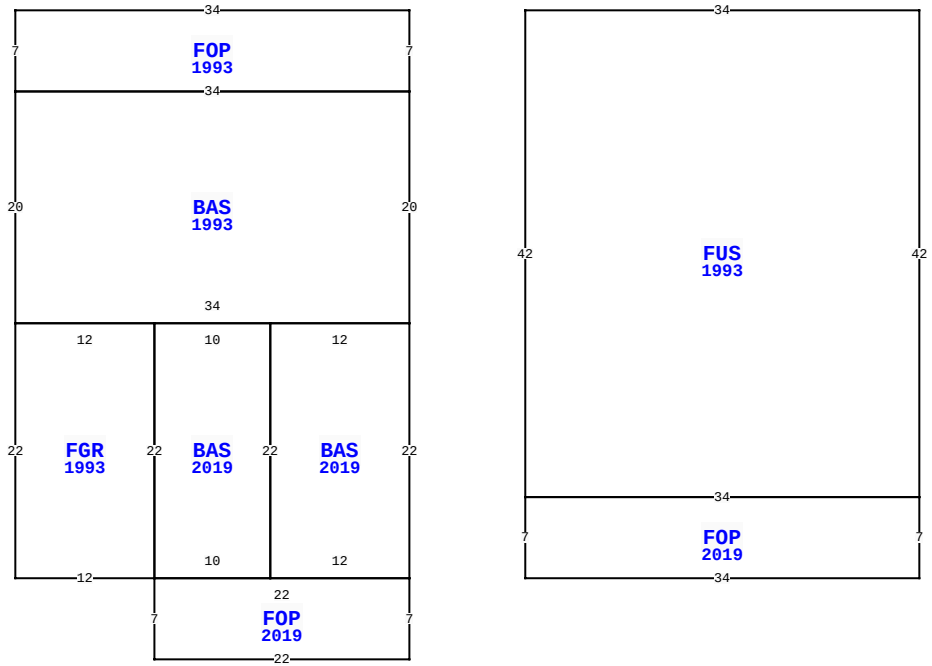
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 680 | 100 | 680 | 66,347 |
| BAS | 220 | 100 | 220 | 21,465 |
| BAS | 264 | 100 | 264 | 25,758 |
| FGR | 264 | 55 | 145 | 14,147 |
| FOP | 238 | 30 | 71 | 6,927 |
| FOP | 154 | 30 | 46 | 4,488 |
| FOP | 238 | 30 | 71 | 6,927 |
| FUS | 1,428 | 100 | 1,428 | 139,330 |
| TOTALS | 3,486 | | 2,925 | 285,391 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,925 | 123.0000 | 116.85 | 341,786 | 1955 | 1990 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SINGLE FAM – 100% - 2021 Heated Area: 2592 HX Base Yr 2021




5424 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 | | 285,391 |
| TOTAL MARKET OB/XF VALUE | | 2,236 |
| TOTAL LAND VALUE - MARKET | | 450,000 |
| TOTAL MARKET VALUE | | 737,627 |
| SOH/AGL Deduction | | 317,460 |
| ASSESSED VALUE | | 420,167 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 370,167 |
| TOTAL JUST VALUE | | 737,627 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 650,010 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1806089 | ADDITION | 75,000 | 06/14/2018 |
| 6308 | CHNGE SRVC | 0 | 11/14/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1408/0417 | 4/28/2006 | QC | U | I | 06 | 100 |
| GRANTOR: BRITTON VERNELL S & G | | | | | | |
| GRANTEE: BRITTON VERNELL S | | | | | | |
| 1148/0270 | 6/24/2003 | QC | U | I | 06 | 80,000 |
| GRANTOR: BRITTON VERNELL S | | | | | | |
| GRANTEE: BRITTON VERNELL S & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W34 S7 BAS=[YR=1993] S20 FGR=[YR=1993] S22 E12 FOP=[YR=2019] S7 E22 N7W22$ BAS=[YR=2019] E10 BAS=[YR=2019] E12 N22 W12 S22$ N22 W10 S22$ N22 W12$ E34 N20 W34$E34 N7$ PTR= E10 FUS=[YR=1993] E34 S42 FOP=[YR=2019] S7 W34 N7 E34$ W34N42$ W10$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 351.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 98 | 2,236 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,236

| 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 | | 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 10/01/2019 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS