

BLOCK 5 LOT 38
IN OR 2187/1358
AMERICAN BEACH SUB 1 PB 2/42

STRATMAN REAL ESTATE GROUP LLC
12138 CENTRAL AVE
MITCHELLVILLE, MD 20721

2024

00-00-30-010A-0005-0380



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100

Quality	06	Quality Level 06
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
BAL	60	15	9	1,831
BAS	1,199	100	1,199	243,985
FGR	600	55	330	67,152
FOP	44	30	13	2,646
FOP	60	30	18	3,663
FOP	60	30	18	3,663
FOP	84	30	25	5,088
FOP	90	30	27	5,494
FOP	99	30	30	6,105
FOP	99	30	30	6,105
TOTALS	4,979		4,068	827,802

EXTRA FEATURES

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	0409	ELEVATOR R	0	0	0	1.00	UT	13,260.00	13,260.00	100	2020	2020	3	100	13,260	
2	0855	CONC PAVER	0	0	0	896.00	SF	10.00	10.00	100	2020	2020	3	99	8,870	

LAND DESCRIPTION			TOTAL OB/XF 22,130													
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
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

REVIEW DATE 12/28/2020 BY RK

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,068	137.7288	206.59	840,408	2020	2020	0	0	0	1.50	98.50
1 SFR CUST - 0% - 0 Heated Area: 3501 HX Base Yr												

** This building has 18 Sub-Areas

5431 OCEAN BLVD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/15/2024 MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				827,802	
TOTAL MARKET OB/XF VALUE				22,130	
TOTAL LAND VALUE - MARKET				450,000	
TOTAL MARKET VALUE				1,299,932	
SOH/AGL Deduction				382,012	
ASSESSED VALUE				917,920	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				917,920	
TOTAL JUST VALUE				1,299,932	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,187,532	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008648	CO ISSUED	0	01/15/2021
1911599	NEW CONSTR	478,636	11/06/2019
B1803376	DEMOLITION	0	04/01/2018
0443	REPAIR/RRF	2,975	08/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2187/1358	4/03/2018	WD U	I	I	37	165,000
GRANTOR: BRADLEY JAMES P						
GRANTEE: STRATMAN REAL ESTAT						
1574/0996	6/30/2008	PR U	I	I	01	100
GRANTOR: BRADLEY FRANCES P/R						
GRANTEE: BRADLEY JAMES P						

BUILDING NOTES						

BUILDING DIMENSIONS						
FOP=[YR=2020] W12 BAS=[YR=2020] N1 W16 S1 FOP=[YR=2020] W11 S9 E11 N9 \$ S9 W11 S23 STR=[YR=2020] S4 FOP=[YR=2020] S6 E14 FGR=[YR=2020] S18 E25 N24 W20 FST=[YR=2020] N5 W6 S5 E6 \$ W5 S6\$ N6 W14 \$ E8 N4 W8 \$ E8 S4 E5 N5 E6 S5 E20 N31 W12 N5\$ S5 E12 N5 \$ PTR = E30 FOP=[YR=2020] E11 FUS=[YR=2020] N1 E16 S1 FOP=[YR=2020] E12 S5 W12 N5 \$ S5 E12 S31 W20 FST=[YR=2020] W4 FOP=[YR=2020] S6 W15 N6 STR=[YR=2020] N12 E8 S4 W4 S4 E4 S4 W8 \$ E15 \$ W2 N5 E6 S5 \$ N5 W6 S5 W5 N4 W4 N4 E4 N4 W8 N15 E11 N9 \$ S9 W11N9 \$W30\$ PTR= N30 STR=[YR=2020] N12 FUS=[YR=2020] N15 FOP=[YR=2020] N4 E11 S4 W11 \$ E11 N10 E16 S1 BAL=[YR=2020] E12 S5 W12 N5 \$ S5 E12 S31 W20 FST=[YR=2020] W6 N5 E6 S5 \$ N5 W6 S5 W5 N4 W4 N4 E4						

Total Acres: 0.00 Total Land Value: 450,000

Market: 0

Agricultural: 0

Common: 450,000

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