BLOCK 5 LOT 39
IN OR 1819/411
AMERICAN BEACH SUB 1 PB 2/42

HARRIS KENNETH/LEWIS KAREN
901 CALHOUN STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-010A-0005-0390

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

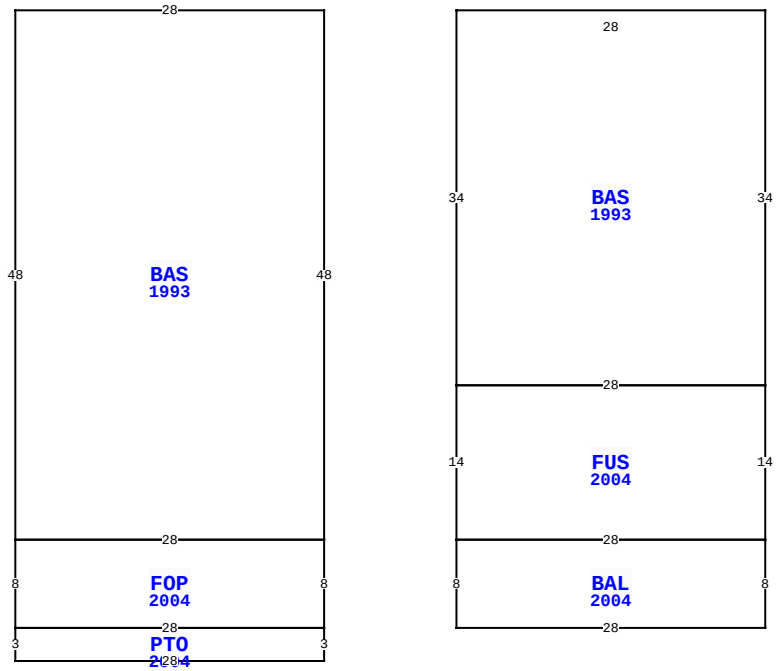
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	224	15	34	1,809
BAS	952	100	952	50,651
BAS	1,344	100	1,344	71,507
FOP	224	30	67	3,565
FUS	392	100	392	20,856
PTO	84	5	4	213
TOTALS	3,220		2,793	148,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,793	77.5200	73.64	205,677	1963	1970	0	0	0	27.75	72.25

1 SINGLE FAM – 0% - 0 Heated Area: 2688 HX Base Yr



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

5437 OCEAN BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	148,602
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	598,602
SOH/AGL Deduction	206,961
ASSESSED VALUE	391,641
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,641
TOTAL JUST VALUE	598,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	517,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313505	ROOF	2,200	06/01/2013
R034720	REPAIR/RRF	1,000	01/01/2003
B0210457	ADDITION	39,000	11/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1819/0411	10/10/2012	PR	U	I	11	100
GRANTOR: HARRIS KENNETH & KARE						
GRANTEE: HARRIS KENNETH & KA						
1817/0683	10/01/2012	PR	U	I	19	100
GRANTOR: HARRIS KENNETH & KARE						
GRANTEE: HARRIS KENNETH & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S48 FOP=[YR=2004] S8 PTO=[YR=2004] S3 E28 N3 W28 $ E28 N8 W28 $ E28 N48 $ PTR= E40 BAS=[YR=1993] W28 S34 FUS=[YR=2004] S14 BAL=[YR=2004] S8 E28 N8 W28 $ E28 N14 W28 $ E28 N34 $ W40 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	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 03/18/2020 BY DJP Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS