

KING DIONE RENEE
6838 CLEVELAND RD
JACKSONVILLE, FL 32209

00-00-30-010A-0006-0420

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 60

Exterior Wall12CEDAR 40

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms2100

Frame Stories Units02WOOD FRAME 100
2.100
0100

BUD8 Adjustme Occupancy05DIST 1A 100
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC3038.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAL14015211,393

BAL14015211,393

BAS1,0401001,04068,973

FSP12040483,183

FST12055664,377

FUS44010044029,181

TOTALS2,0001,636108,500

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100011,636113.4240107.75176,279194019500038.4561.55

1 SINGLE FAM - 0% - 0Heated Area: 1480HX Base Yr

20

6FST1203

6

20

20

20

32

6BAS1993

6

20

20

12

6

FSP1993

6

20

7BAL1993

7

20

20

20

22

7FUS1993

7

20

20

7

BAL1993

7

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE108,500

TOTAL MARKET OB/XF VALUE3,392

TOTAL LAND VALUE - MARKET450,000

TOTAL MARKET VALUE561,892

SOH/AGL Deduction213,847

ASSESSED VALUE348,045

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE348,045

TOTAL JUST VALUE561,892

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE482,401

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1397/01403/17/2006WDU I 21100

GRANTOR: SHAW LEANDER J

GRANTEE: KING DIONE RENEE

0697/00531/25/1994WDQ I 40,000

GRANTOR: MIAMI MORTGAGE ASSOC

GRANTEE: SHAW LEANDER J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FST=[YR=1993] N6 W20 S6 E20 \$ W20 S32
FSP=[YR=1993] S6 E20 N6 W20 \$ E20 N12 E20 N20 \$ PTR= W55
BAL=[YR=1993] W20 S7 FUS=[YR=1993] S22 BAL=[YR=1993] S7 E20
N7 W20 \$ E20 N22 W20 \$ E20 N7 \$ E55 \$.

EXTRA FEATURES

2555 OCEAN BLVD, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/15/2024MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0000300.00SF6.506.50100199419943681,326

20810CONCRETE A0000204.00SF6.506.5010019941994368902

30810CONCRETE A0000192.00SF6.506.5010019941994368849

40801ASPHALT A0001514210.00SF3.003.0010019941994350315

LAND DESCRIPTIONTOTAL OB/XF3,392

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0RSF-250.00100.0050.00FF1.001.001.009,000.009,000.00450,000

REVIEW DATE04/17/2020BYDJATotal Acres: 0.00Total Land Value: 450,000Market: 0Agricultural: 0Common: 450,000PRINTED 08/06/2024 BY SYS