BLOCK 8 LOT 65
IN OR 2133/1124
WELL ESMT & MAINTENANCE AGRMT

MCGURRIN JUSTIN A
5401 WALDRON ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-010A-0008-0650

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

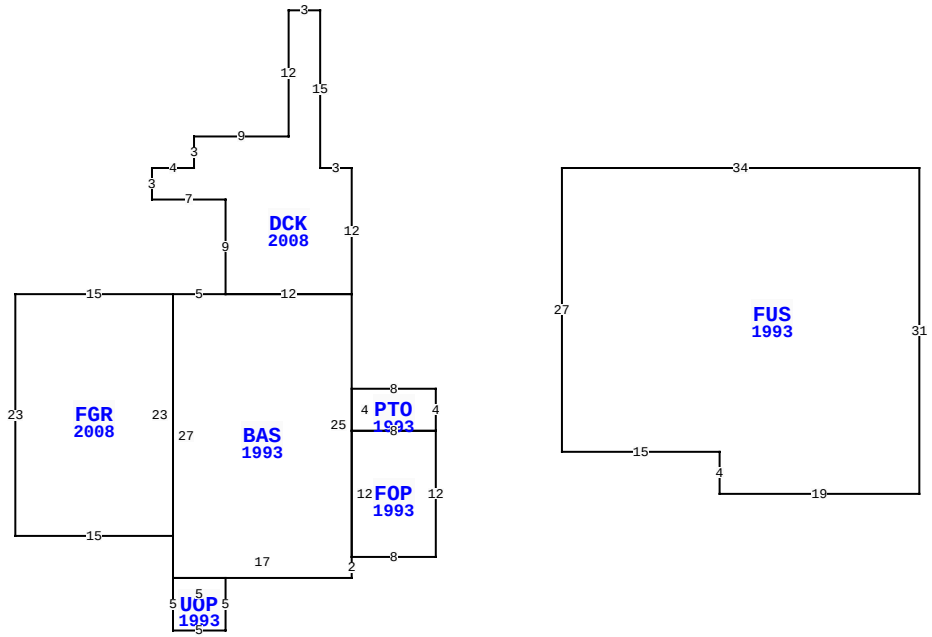
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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	459	100	459	38,114
DCK	237	10	24	1,993
FGR	345	55	190	15,777
FOP	96	30	29	2,408
FUS	994	100	994	82,538
PTO	32	5	2	166
UOP	25	20	5	415
TOTALS	2,188		1,703	141,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	101.5000	96.42	164,203	1977	1995	0	0	0	13.88	86.12

1 SINGLE FAM – 0% - 0 Heated Area: 1453 HX Base Yr



5401 WALDRON ST, FERNANDINA BEACH

BLD DATE	06/23/2009 DJ	LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	141,412
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	591,412
SOH/AGL Deduction	204,260
ASSESSED VALUE	387,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	387,152
TOTAL JUST VALUE	591,412
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	510,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/1124	6/27/2017	WD	Q	I	01	289,000
GRANTOR: WILLIAMS RUDOLPH & RA						
GRANTEE: MCGURRIN JUSTIN A						
1385/0282	1/11/2006	PR	U	I	24	100
GRANTOR: WILLIAMS RUDOLPH EUGE						
GRANTEE: TESTAMENTARY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W3 N15 W3 S12 W9 S3 W4 S3 E7 S9 BAS=[YR=1993] W5 FGR=[YR=2008] W15 S23 E15 N23$ S27 UOP=[YR=1993] S5 E5 N5 W5$ E17 N2 FOP=[YR=1993] E8 N12 PTO=[YR=1993] N4 W8 S4 E8$ W8 S12$ N25 W12$ E12 N12$ PTR= E20 FUS=[YR=1993] E34 S31 W19 N4 W15 N27$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS