

BLOCK 10 LOT 77
IN OR 522 PG 630 &
PT OF VACATED PRICE ST

GROOMES ELDRIGE A & MICHELLE R
2033 WEST 14TH STREET
JACKSONVILLE, FL 32209

2024

00-00-30-010A-0010-0770



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

Quality	04	Quality Level 04
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	999	100	999	201,518
FGR	483	55	266	53,658
FOP	80	30	24	4,841
FOP	95	30	28	5,648
FOP	95	30	28	5,648
FOP	240	30	72	14,524
FSP	530	40	212	42,765
FST	28	55	15	3,026
FUS	1,880	100	1,880	379,234
PTO	60	5	3	605
TOTALS	4,638		3,542	714,492

** This building has 12 Sub-Areas

5468 JAMES ST, FERNANDINA BEACH

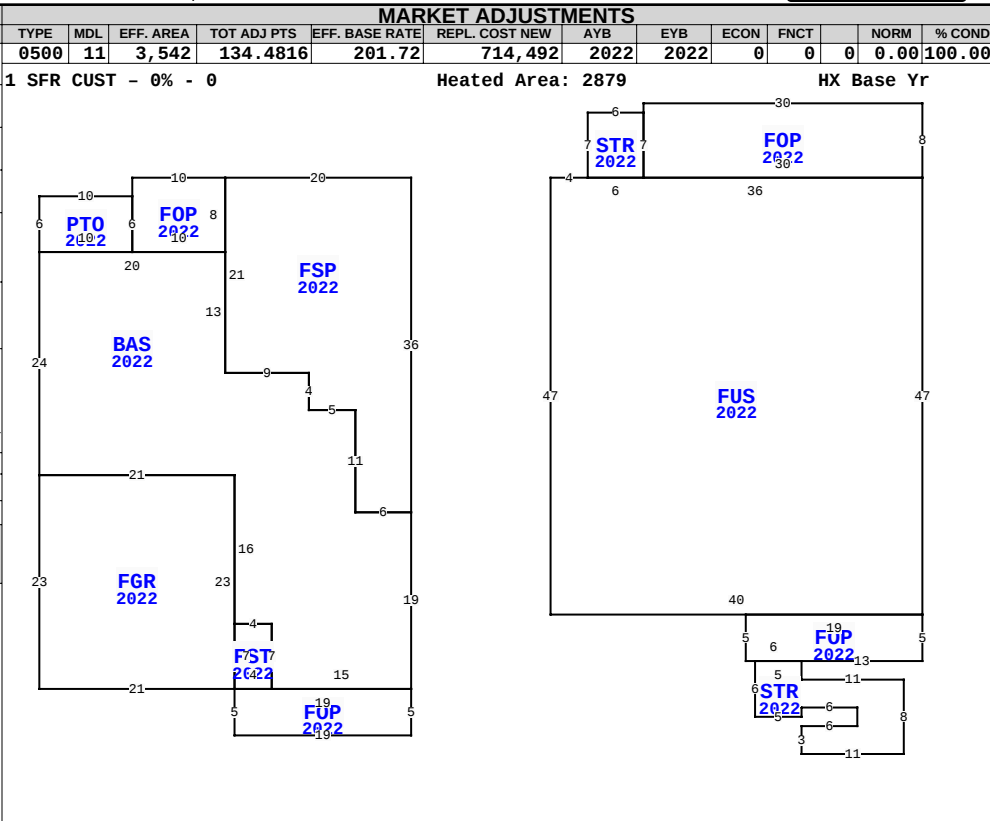
BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/15/2024 MLU

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2022	2022	3	100	10,000	
3	0812	CONCRETE C	0	0	0	0	1,168.00	SF	4.00	4.00	100	2022	2022	3	100	4,672	
4	0810	CONCRETE A	0	0	0	0	296.00	SF	6.50	6.50	100	2022	2022	3	100	1,924	
5	0810	CONCRETE A	0	0	0	0	240.00	SF	6.50	6.50	100	2022	2022	3	100	1,560	
6	0820	WOOD WALK	0	0	0	0	196.00	SF	11.75	11.75	100	2022	2022	3	82	1,888	
7	0820	WOOD WALK	0	0	0	0	48.00	SF	11.75	11.75	100	2022	2022	3	82	462	

LAND DESCRIPTION			TOTAL OB/XF 22,506														
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	LAND VALUE
1	000100	C	SFR	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			714,492	
TOTAL MARKET OB/XF VALUE			22,506	
TOTAL LAND VALUE - MARKET			375,000	
TOTAL MARKET VALUE			1,111,998	
SOH/AGL Deduction			254,251	
ASSESSED VALUE			857,747	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			857,747	
TOTAL JUST VALUE			1,111,998	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			1,001,812	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007387	CO ISSUED	0	05/12/2022
20003959	NEW CONSTR	396,016	06/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0522/0630	7/16/1987	WD	U	V	
GRANTOR: MCKINNON BESSIE H					
GRANTEE: GROOMES ELDRIGE					

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BUILDING NOTES					
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BUILDING DIMENSIONS					
FSP=[YR=2022] W20 FOP=[YR=2022] W10 S2 PTO=[YR=2022] W10 S6 BAS=[YR=2022] S24 FGR=[YR=2022] S23 E21 FOP=[YR=2022] S5E19 N5W19\$FST=[YR=2022] E4N7W4S7\$ N23W21 \$ E21 S16 E4 S7 E15 N19 W6 N11 W5N4W9N13W20\$ E10N6\$S6E10N8\$ S21E9S4E5S11E6N36\$ PTR=E15 FUS=[YR=2022] E4 STR=[YR=2022] N7E6 FOP=[YR=2022] N1E30S8W30N7\$ S7W6\$ E36 S47 FOP=[YR=2022] S5 W13 STR=[YR=2022] S2E11S8W11N3E6N2W6S1W5 N6E5\$ W6N5E19\$ W40 N47\$ W15\$.					