BLOCK 11 LOT 14
IN OR 1784/341
AMERICAN BEACH 2 PB 3/6

MUNDY TONI P &/CRAWFORD LINDA P
C/O 6274 BARRY DR W
JACKSONVILLE, FL 32208

2024

00-00-30-010B-0011-0140

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	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

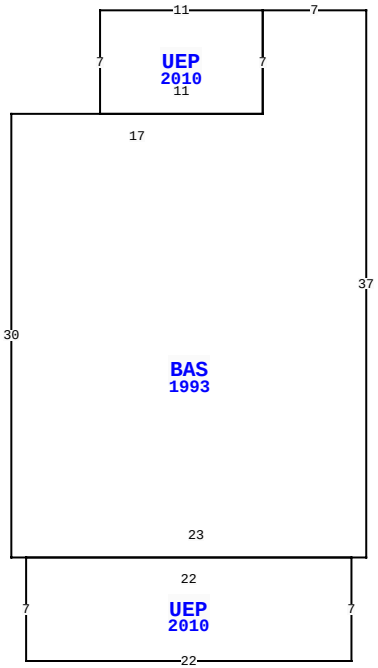
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	769	100	769	46,032
UEP	77	60	46	2,753
UEP	154	60	92	5,507
TOTALS	1,000		907	54,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	907	87.2100	82.85	75,145	1960	1970	0	0	0	27.75	72.25

1 SINGLE FAM – 0% - 0 Heated Area: 769 HX Base Yr



5424 ERVIN ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	54,292
TOTAL MARKET OB/XF VALUE	8,230
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	437,522
SOH/AGL Deduction	279,500
ASSESSED VALUE	158,022
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,022
TOTAL JUST VALUE	437,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1784/0341	3/20/2012	QC	U	I	11	100
GRANTOR: PETERSON ARIA						
GRANTEE: MUNDY TONI P ETAL						
1783/0211	3/12/2012	QC	U	I	11	100
GRANTOR: PETERSON ARIA						
GRANTEE: MUNDY TONI ETAL						

BUILDING NOTES

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
1	0812	CONCRETE C	0	0	0	0	3,458.00	SF	4.00	4.00	100	1990	1990	3	59.5	8,230	

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UEP=[YR=2010] W11 S7 E11 N7$ S7 W17 S30 E1
UEP=[YR=2010] S7 E22 N7 W22$ E23 N37$.

LAND DESCRIPTION

TOTAL OB/XF 8,230

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		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 04/17/2020 BY DJA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/06/2024 BY SYS