BLOCK 14 LOT 5 IN OR 990/1144
AMERICAN BEACH SUB #2 PB 3/6

GREEN WILLIAM & DELORIS R
9018 GREENLEAF RD
JACKSONVILLE, FL 32208

2024

00-00-30-010B-0014-0050

BUILDING CHARACTERISTICS

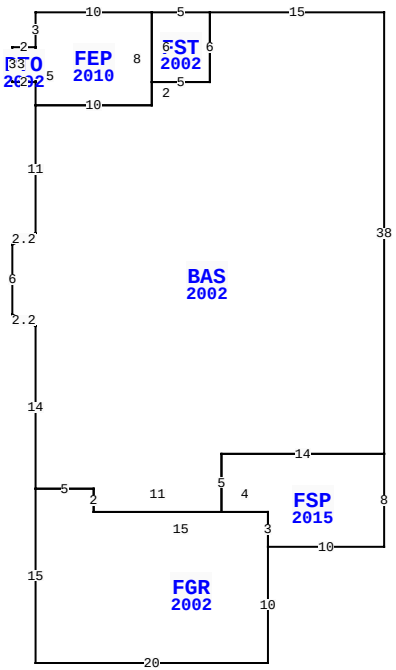
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,114	100	1,114	110,331
FEP	80	80	64	6,338
FGR	270	55	148	14,658
FSP	100	40	40	3,961
FST	30	55	16	1,585
PTO	6	5	0	0
TOTALS	1,600		1,382	136,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,382	116.4800	110.66	152,932	2002	2002	0	0	0	10.50	89.50

1 SINGLE FAM – 0% - 0 Heated Area: 1114 HX Base Yr



5425 ERVIN ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	136,874
TOTAL MARKET OB/XF VALUE	5,952
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	517,826
SOH/AGL Deduction	263,229
ASSESSED VALUE	254,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,597
TOTAL JUST VALUE	517,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209962	NEW CONSTR	94,650	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0990/1144	6/07/2001	WD	Q	V		12,500
GRANTOR: PAULINE LARRY EDWARD						
GRANTEE: GREEN WILLIAM & DEL						
0715/1353	10/10/1994	WD	U	V	01	100
GRANTOR: JACKSON EDNA & LEROY						
GRANTEE: PAULINE LARRY EDWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 FST=[YR=2002] W5 FEP=[YR=2010] W10 S3 PTO=[YR=2002] W2 S3 E2 N3 $ S5 E10 N8 $ S6 E5 N6 $ S6 W5 S2 W10 S11 D1 L2 S6 R2 D1 S14 FGR=[YR=2002] S15 E20 N10 FSP=[YR=2015] E10 N8 W14 S5 E4 S3$ N3 W15 N2 W5 $ E5 S2 E11 N5 E14 N38 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	0	0	0	690.00	SF	5.20	5.20	100	2002	2002	3	82	2,942	

LAND DESCRIPTION

TOTAL OB/XF 5,952

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