BLOCK 14 LOT 7
IN OR 1798/1911
AMERICAN BEACH SUB 2

PATRICK DOROTHY/PATRICK ROBERT JR
PO BOX 15004
FERNANDINA BEACH, FL 32035

2024

00-00-30-010B-0014-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

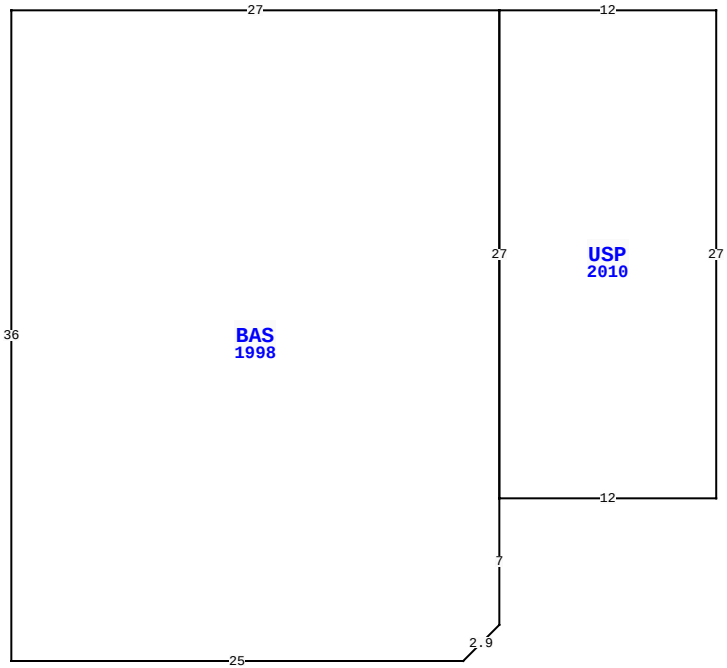
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	970	100	970	95,145
USP	324	30	97	9,515
TOTALS	1,294		1,067	104,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,067	117.6600	111.78	119,269	1998	1998	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2007 Heated Area: 970 HX Base Yr 2007



5437 ERVIN ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		104,659
TOTAL MARKET OB/XF VALUE		836
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		480,495
SOH/AGL Deduction		366,376
ASSESSED VALUE		114,119
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		59,119
TOTAL JUST VALUE		480,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804709	NEW CONSTR	53,000	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1798/1911	6/20/2012	QC	U	I	11	3,500
GRANTOR: PATRICK DOROTHY						
GRANTEE: PATRICK ROBERT JR &						
0753/0591	3/06/1996	WD	Q	V		10,000
GRANTOR: LOONEY FAYE C						
GRANTEE: PATRICK ROBERT & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W27 S36 E25 U2 R2 N7 USP=[YR=2010] E12 N27 W12 S27$ N27 $.

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	1242	WD DECK A	0	100	0	0	178.00	SF	10.00	10.00	100	1998	1998	3	20	356	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1998	1998	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 836

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	100		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