BLOCK 16 LOT 16
AMERICAN BEACH 2 PB 3/6

HOLZENDORF ELIPHAZ M III
5466 LEONARD STREET
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-010B-0016-0160**

## 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 | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 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 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

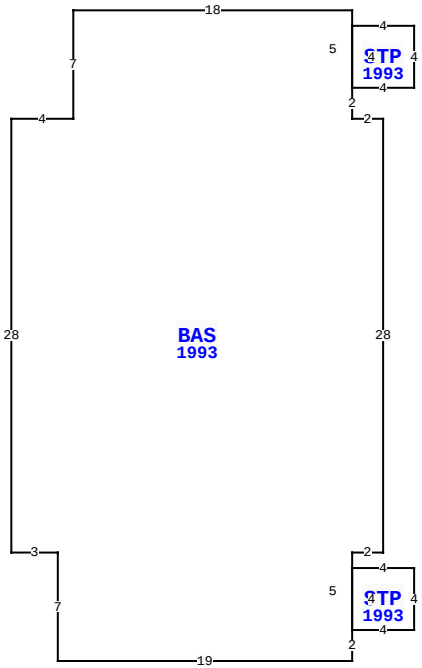
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3038.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 931 | 100 | 931 | 70,931 |
| STP | 16 | 10 | 2 | 152 |
| STP | 16 | 10 | 2 | 152 |
| TOTALS | 963 | | 935 | 71,235 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 935 | 101.5200 | 96.44 | 90,171 | 1958 | 1968 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 931 HX Base Yr




5466 LEONARD 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 | 71,235 |
| TOTAL MARKET OB/XF VALUE | 665 |
| TOTAL LAND VALUE - MARKET | 275,000 |
| TOTAL MARKET VALUE | 346,900 |
| SOH/AGL Deduction | 179,701 |
| ASSESSED VALUE | 167,199 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 167,199 |
| TOTAL JUST VALUE | 346,900 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 268,555 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E0108870 | CHNGE SRVC | 0 | 12/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2333/0335 | 12/31/2019 | WD | U | I | 30 | 170,000 |
| GRANTOR: HOLZENDORF ELIPHAZ JR | | | | | | |
| GRANTEE: HOLZENDORF ELIPHAZ | | | | | | |
| 1023/1551 | 12/07/2001 | QC | U | I | 01 | 100 |
| GRANTOR: HOLZENDORF GLORIA | | | | | | |
| GRANTEE: HOLZENDORF ELIPHAZ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W18 S7 W4 S28 E3 S7 E19 N2 STP=[YR=1993] E4 N4 W4 S4$ N5 E2 N28 W2 N2 STP=[YR=1993] E4 N4 W4 S4$ N5$.

## 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 | 0910 | SCRN RM L | 0 | 0 | 20 | 10 | 200.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 600 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 50.00 | SF | 6.50 | 6.50 | 100 | 1958 | 1958 | 3 | 20 | 65 | |

## LAND DESCRIPTION

TOTAL OB/XF 665

| 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 | 0007 | RSF-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 275,000 | | | | | | | |

REVIEW DATE 01/11/2024 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS