BLOCK 17 LOT 14 R567964
IN OR 1953/1699
AMERICAN BEACH SUB 2 PB 3/6

JORDON CHARMAINE
5478 MARY AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-010B-0017-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

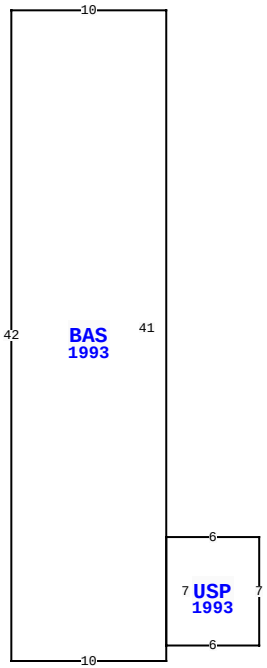
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100	420	7,779
USP	42	50	21	389
TOTALS	462		441	8,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	441	88.2000	61.74	27,227	1970	1970	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 420 HX Base Yr 2017



5478 MARY AVE, 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		8,168
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		233,168
SOH/AGL Deduction		193,744
ASSESSED VALUE		39,424
TOTAL EXEMPTION VALUE	HX HB SX	39,424
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		233,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002768	DEMO MH	700	03/08/2024
7460	REPAIR/RRF	1,200	08/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1953/1699	12/02/2014	WD	U	I	16	13,400
GRANTOR: SEARS FRANK A JR						
GRANTEE: JORDON CHARMAINE						
1953/1698	11/25/2014	WD	U	I	16	13,400
GRANTOR: DELANE DEBRA F						
GRANTEE: JORDON CHARMAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 S42 E10 N1 USP=[YR=1993] E6 N7 W6 S7$ N41$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000							

REVIEW DATE 04/08/2024 BY HS Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS