LOT 3
IN OR 1958/145
BELLE GLADE SUB PB 3/55

DEY FRED L/NUZZO PATRICIA A
5003 KAREN ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-0140-0003-0000

BUILDING CHARACTERISTICS

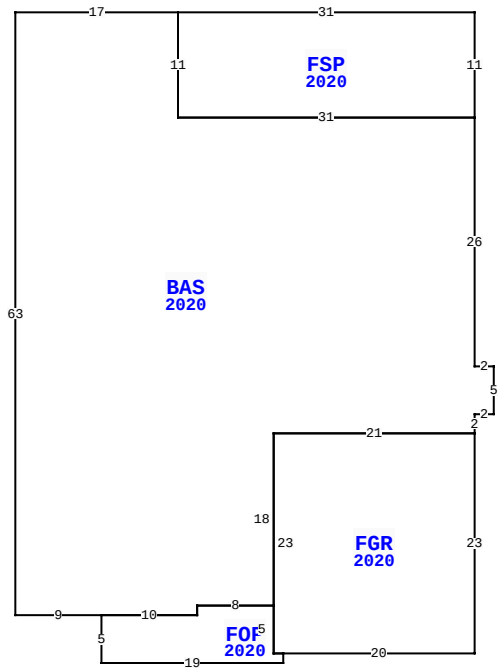
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,286	100	2,286	276,058
FGR	483	55	266	32,123
FOP	99	30	30	3,622
FSP	341	40	136	16,423
TOTALS	3,209		2,718	328,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,718	97.5840	121.98	331,542	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 2286 HX Base Yr 2021



5003 KAREN ST, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		328,227
TOTAL MARKET OB/XF VALUE		69,961
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		598,188
SOH/AGL Deduction		163,182
ASSESSED VALUE		435,006
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		385,006
TOTAL JUST VALUE		598,188
NCON VALUE		51,280
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230010391	0861-155	12,000	08/14/2023
20002022	NEW CONSTR	313,628	03/04/2020
230010394	0911-28*50=1400	22,500	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1958/0145	1/16/2015	QC	U	V	11	80,000
GRANTOR: FUTCH RUTH H						
GRANTEE: DEY FRED L & PATRIC						
0807/0211	9/19/1997	WD	U	V	06	100
GRANTOR: HENRIOTT W E SR						
GRANTEE: FUTCH RUTH H						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W31 BAS=[YR=2020] W17 S63 E9 FOP=[YR=2020] S5 E19 N1 FGR=[YR=2020] E20 N23 W21 S23 E1 $ W1 N5 W8 S1 W10 $ E10 N1 E8 N18 E21 N2 E2 N5 W2 N26 W31 N11 $ S11 E31 N11 $.

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	0855	CONC PAVER	0	100	0	0	1,887.00	SF	10.00	10.00	100	2020	2020	3	99	18,681	
2	0912	SCRN RM G	0	100	48	27	1,296.00	SF	20.00	20.00	100	2024	2023		100	25,920	
3	0866	POOL FIBER	0	100	20	10	200.00	SF	72.00	72.00	100	2024	2023		100	14,400	
4	0855	CONC PAVER	0	100	0	0	1,096.00	SF	10.00	10.00	100	2024	2023		100	10,960	

LAND DESCRIPTION

TOTAL OB/XF 69,961

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/29/2023 BY NW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS