

LOT 4 & N10 FT OF LOT 5
IN OR 1623/615
BELLE GLADE SUB PB 3/55

DOTSON LAURA ELLEN
5005 KAREN ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-0140-0004-0000



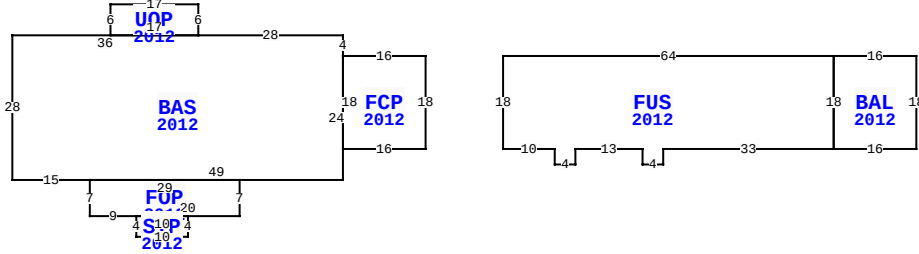
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD\$ 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		3047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	288	15	43	3,482
BAS	1,792	100	1,792	145,095
FCP	288	25	72	5,830
FOP	203	30	61	4,939
FUS	1,176	100	1,176	95,219
STP	40	10	4	324
UOP	102	20	20	1,620
TOTALS	3,889		3,168	256,509

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	1,077.00	SF	7.00	7.00	
2	0855	CONC PAVER	0	100	0	0	465.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	100	0	0	192.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	3,168	106.5360	85.23	270,009	2012	2012	0	0	0	5.00	95.00
1 SFR MODULR - 100% - 2021						Heated Area: 2968			HX Base Yr 2021			



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			272,807
TOTAL MARKET OB/XF VALUE			11,288
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			484,095
SOH/AGL Deduction			114,829
ASSESSED VALUE			369,266
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			319,266
TOTAL JUST VALUE			484,095
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			469,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220008749	NEW CRPT	40,000	01/03/2023
21016796	GARAGE	46,152	12/03/2021
B25615	C0 ISSUED	0	12/05/2012
E25244	MODULAR	0	07/01/2012
G01760	GAS	900	07/01/2012
B26230	ADDITION	65,000	07/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2578/0906	7/18/2022	FJ U	I	11	0
GRANTOR: CLERK OF COURT					
GRANTEE: DOTSON LAURA ELLEN					
1623/0615	5/28/2009	QC U	I	11	100
GRANTOR: MCMULLAN ROBERT J & L					
GRANTEE: MCMULLAN LAURA D					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=2012] W16 BAS=[YR=2012] N4 W28 UOP=[YR=2012] N6 W17 S6 E17\$ W36 S28 E15 FOP=[YR=2012] S7 E9 STP=[YR=2012] S4 E10 N4 W10\$ E20 N7 W29\$ E49 N24\$ S18 E16 N18\$ PTR=E15 FUS=[YR=2012] E64 BAL=[YR=2012] E16 S18 W16 N18\$ S18 W33 S3 W4 N3 W13 S3 W4 N3 W10 N18\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floo	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
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	600	100	600	14,339
FCP	300	25	75	1,793
PTO	64	5	3	71
PTO	75	5	4	96
TOTALS	1,039		682	16,298

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	682	68.9700	24.14	16,463	2022	2022	0	0	1.00	99.00
3 GARAGE RES - 100% - 2021 Heated Area: 600 HX Base Yr 2021											