

LOT 6  
IN OR 1780/1816  
BELLE GLADE SUB PB 3/55

DAVISON PAUL S & MELISSA D  
5009 KAREN STREET  
FERNANDINA BEACH, FL 32034

2024

00-00-30-0140-0006-0000



| 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 60      |
| Interior Floo            | 13 | LVT/LAMNT 40   |
| 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          |
| BUD8 Adjustme            | 05 | DIST 1A 100    |
| Occupancy                | 00 | NONE 100       |

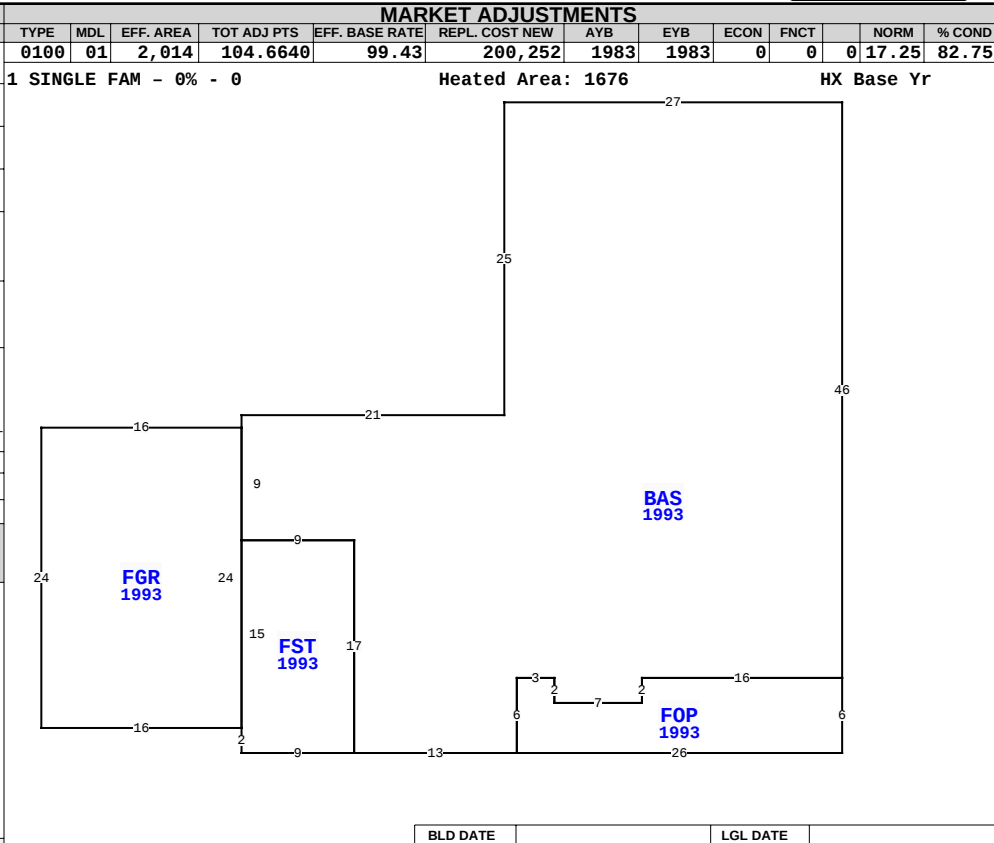
|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3047.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,676            | 100         | 1,676        | 137,899              |
| FGR       | 384              | 55          | 211          | 17,361               |
| FOP       | 142              | 30          | 43           | 3,538                |
| FST       | 153              | 55          | 84           | 6,911                |
| TOTALS    | 2,355            |             | 2,014        | 165,709              |

| EXTRA FEATURES |            |             |     |     |    |   |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|---|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0940       | SHEDS/PORT  | 0   | 0   | 10 | 8 | 80.00    | SF | 30.00    | 30.00          |       |
| 3              | 0812       | CONCRETE C  | 0   | 0   | 0  | 0 | 2,329.00 | SF | 4.00     | 4.00           |       |
| 4              | 1242       | WD DECK A   | 0   | 0   | 0  | 0 | 318.00   | SF | 10.00    | 10.00          |       |
| 5              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 | 190.00   | SF | 6.50     | 6.50           |       |

| 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                  | 0   |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |       |



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 9,758       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 8              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 165,709     |
| TOTAL MARKET OB/XF VALUE  |  |  | 9,758       |
| TOTAL LAND VALUE - MARKET |  |  | 200,000     |
| TOTAL MARKET VALUE        |  |  | 375,467     |
| SOH/AGL Deduction         |  |  | 73,703      |
| ASSESSED VALUE            |  |  | 301,764     |
| TOTAL EXEMPTION VALUE     |  |  | 0           |
| BASE TAXABLE VALUE        |  |  | 301,764     |
| TOTAL JUST VALUE          |  |  | 375,467     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 367,941     |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| B23001182  | 351-20*42 W12*20R | 35,899 | 09/01/2023 |
| 4002       | N/A               | 6,428  | 04/07/1987 |

| SALES DATA                    |           |           |     |     |        |            |  |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1780/1816                     | 2/10/2012 | WD        | Q   | I   | 02     | 174,000    |  |
| GRANTOR:WHELAN WILLIAM P & PH |           |           |     |     |        |            |  |
| GRANTEE: DAVISON PAUL S & ME  |           |           |     |     |        |            |  |
| 1341/1964                     | 8/15/2005 | WD        | U   | I   | 01     | 100        |  |
| GRANTOR:WHELAN PHYLLIS C & WI |           |           |     |     |        |            |  |
| GRANTEE:WHELAN WILLIAM P &    |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                          |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W27 S25 W21 S1 FGR=[YR=1993] W16 S24 E16       |  |  |  |  |  |  |  |  |  |  |  |
| FST=[YR=1993] S2 E9 N17 W9 S15\$ N24\$ S9 E9 S17 E13         |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993] E26 N6 W16 S2 W7 N2 W3 S6\$ N6 E3 S2 E7 N2 E16 |  |  |  |  |  |  |  |  |  |  |  |
| N46\$.                                                       |  |  |  |  |  |  |  |  |  |  |  |