LOT 20
BELLE GLADE SUB PBK 3/55

SIACA OMAR DIAZ/MIRANDA JEANEVETTE
5009 ANTHONY STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-0140-0020-0000

BUILDING CHARACTERISTICS

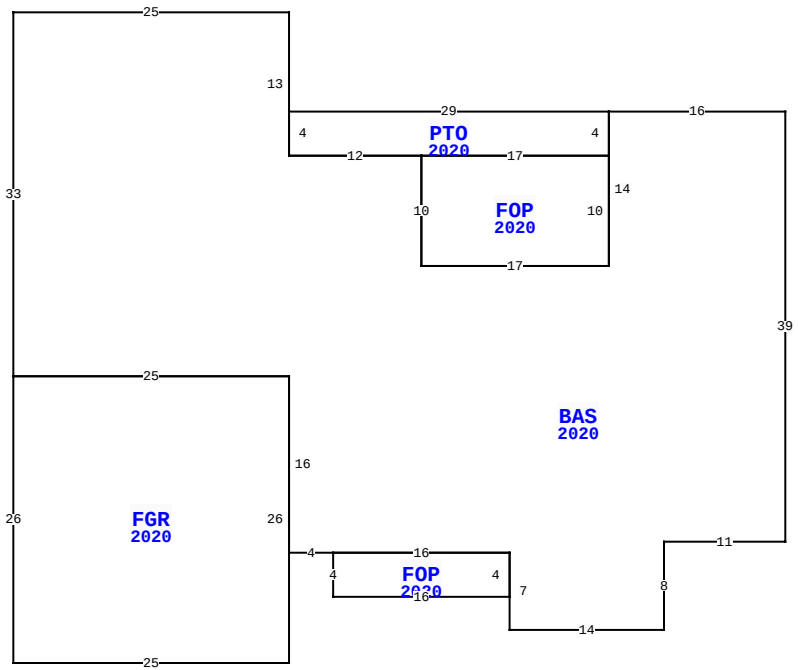
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,426	100	2,426	406,783
FGR	650	55	358	60,028
FOP	64	30	19	3,186
FOP	170	30	51	8,552
PTO	116	5	6	1,006
TOTALS	3,426		2,860	479,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,860	112.9128	169.37	484,398	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2021 Heated Area: 2426 HX Base Yr 2021



5009 ANTHONY ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		479,554
TOTAL MARKET OB/XF VALUE		11,134
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		690,688
SOH/AGL Deduction		239,379
ASSESSED VALUE		451,309
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		401,309
TOTAL JUST VALUE		690,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		669,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903569	NEW CONSTR	334,192	04/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2365/0575	6/02/2020	WD	Q	I	01	618,900
GRANTOR: JOSEPH ANDREW HOMES L						
GRANTEE: SIACA OMAR DIAZ & J						
2240/1938	12/03/2018	WD	U	V	11	100
GRANTOR: DRAYTON PROPERTIES LL						
GRANTEE: JOSEPH ANDREW HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 PTO=[YR=2020] W29 S4 E12 FOP=[YR=2020] S10 E17 N10 W17$ E17 N4$ S14 W17 N10 W12 N13 W25 S33 FGR=[YR=2020] S26 E25 N26 W25$ E25 S16 E4 FOP=[YR=2020] S4 E16 N4 W16$ E16 S7 E14 N8 E11 N39$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0811	CONCRETE B	0	100	0	0	941.00	SF	5.20	5.20	100	2020	2020	3	99	4,844	
3	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50	6.50	100	2020	2020	3	99	746	
4	0855	CONC PAVER	0	100	0	0	360.00	SF	10.00	10.00	100	2020	2020	3	99	3,564	

LAND DESCRIPTION

TOTAL OB/XF 11,134

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	96.00	140.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/06/2020 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS