LOT 23 & S 6.36 FT OF LOT 21
IN OR 1867/1194
BELLE GLADE SUB PBK 3/55

BEAL LEONARD W & JUDITH A
5014 KAREN ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0140-0023-0000**

## NASSAU COUNTY PROPERTY



## 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 | 12 | HARDWOOD 100 |
| 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 | 03 | Quality Level 03 |

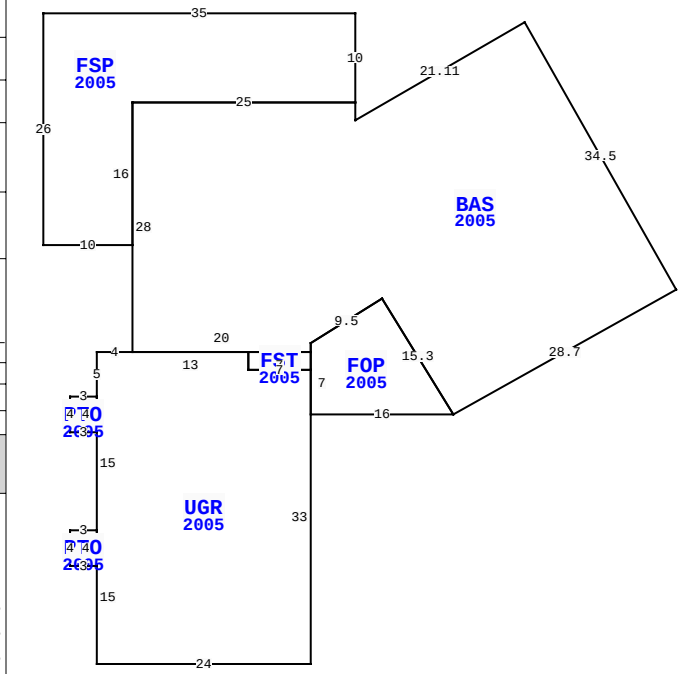
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3047.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,649 | 100 | 1,649 | 155,923 |
| FOP | 136 | 30 | 41 | 3,877 |
| FSP | 510 | 40 | 204 | 19,289 |
| FST | 14 | 55 | 8 | 757 |
| PTO | 12 | 5 | 1 | 94 |
| PTO | 12 | 5 | 1 | 94 |
| UGR | 826 | 45 | 372 | 35,174 |
| TOTALS | 3,159 | | 2,276 | 215,210 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,276 | 108.7800 | 103.34 | 235,202 | 2005 | 2005 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM – 100% - 2014 Heated Area: 1649 HX Base Yr 2014




5014 KAREN ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 215,210 |
| TOTAL MARKET OB/XF VALUE | | 7,932 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 423,142 |
| SOH/AGL Deduction | | 210,949 |
| ASSESSED VALUE | | 212,193 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 162,193 |
| TOTAL JUST VALUE | | 423,142 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 413,809 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1328035 | CARPRT | 7,823 | 11/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1867/1194 | 6/27/2013 | WD | Q | I | 02 | 250,000 |
| GRANTOR: PSIAKI MARCIA INGERSO | | | | | | |
| GRANTEE: BEAL LEONARD W & JU | | | | | | |
| 0709/1482 | 7/22/1994 | WD | U | V | 09 | 27,000 |
| GRANTOR: FREEMAN LEO C & VERNA | | | | | | |
| GRANTEE: PSIAKI MARCIA INGER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] U30 L17 L19 D11 N2 FSP=[YR=2005] N10W35S26E10N16E25$W25 S28UGR=[YR=2005] W4S5PTO=[YR=2005] W3S4E3 N4$S15PTO=[YR=2005] W3S4E3N4$S15E24 N33FST=[YR=2005] N2W7S2E7$W7N2W13$ E20FOP=[YR=2005] S7E16 U13 L8 D5 L8 S1$N1 U5 R8 D13 R8 U14 R25 $.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,504.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 86 | 5,174 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 12 | 96.00 | SF | 20.10 | 20.10 | 100 | 2007 | 2007 | 3 | 31 | 598 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 12 | 30 | 360.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 60 | 2,160 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,932

| 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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS