LOT 27
BELLE GLADE PB 3/55

LONG JIM III & ANGELA
5018 KAREN STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-0140-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

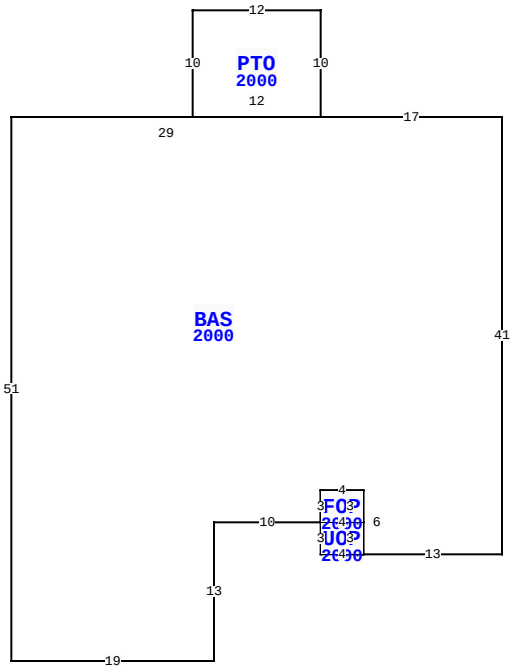
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,022	100	2,022	260,435
FOP	12	30	4	515
PTO	120	5	6	773
UOP	12	20	2	257
TOTALS	2,166		2,034	261,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,034	115.7772	144.72	294,360	2000	2000	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2020 Heated Area: 2022 HX Base Yr 2020



5018 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		261,980
TOTAL MARKET OB/XF VALUE		5,323
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		467,303
SOH/AGL Deduction		158,324
ASSESSED VALUE		308,979
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,979
TOTAL JUST VALUE		467,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906549	NEW CONSTR	82,659	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2267/0503	4/05/2019	WD	Q	I	01	372,000
GRANTOR: GALARDO MARIA CECELIA						
GRANTEE: LONG JIM III & ANGE						
2267/0501	3/29/2019	WD	U	I	11	100
GRANTOR: PIENKOSZ JOZEF & TATI						
GRANTEE: GALARDO MARIA CECLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W17 PTO=[YR=2000] N10 W12 S10 E12 $ W29 S51 E19 N13 E10 UOP=[YR=2000] S3 E4 N3 FOP=[YR=2000] N3 W4 S3 E4 $ W4 $ N3 E4 S6 E13 N41 $.

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	0811	CONCRETE B	0	100	29	20	580.00	SF	5.20	5.20	100	2000	2000	3	79	2,383	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2002	2002	3	30	1,500	

LAND DESCRIPTION

TOTAL OB/XF 5,323

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 07/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS