LOT 50
IN OR 678 PG 1564
FLORENCE POINT PB 4/109 & 110

BARCLAY CAROLYN K
5342 GREAT OAK COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

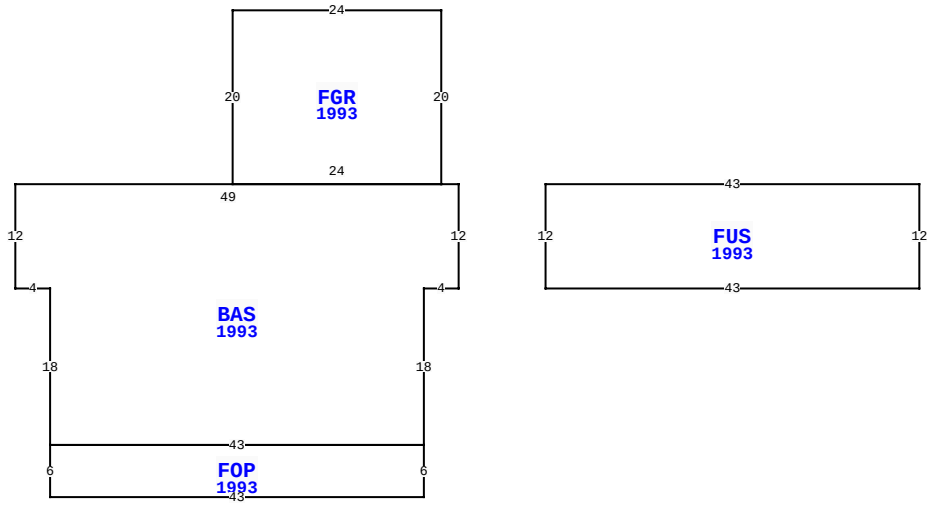
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100	1,386	157,427
FGR	480	55	264	29,986
FOP	258	30	77	8,746
FUS	516	100	516	58,610
TOTALS	2,640		2,243	254,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,243	113.5820	141.98	318,461	1983	1983	0	0	0	20.00	80.00

1 SNGL FAM – 100% - 1994 Heated Area: 1902 HX Base Yr 1994



5342 GREAT OAK CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		254,769
TOTAL MARKET OB/XF VALUE		8,761
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		613,530
SOH/AGL Deduction		441,440
ASSESSED VALUE		172,090
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		72,090
TOTAL JUST VALUE		613,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0678/1564	4/13/1993	WD	Q	I		105,000
GRANTOR: GROAT TIMOTHY &LINDA						
GRANTEE: BARCLAY CAROLYN K						
0403/0516	11/01/1983	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FGR=[YR=1993] N20 W24 S20 E24$ W49 S12 E4 S18 FOP=[YR=1993] S6 E43 N6 W43$ E43 N18 E4 N12$ PTR= E10 FUS=[YR=1993] E43 S12 W43 N12$ W10$.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	3,780	
2	0810	CONCRETE A	0	100	0	0	422.00	SF	6.50	6.50	100	1983	1983	3	41	1,125	
3	1242	WD DECK A	0	100	24	14	336.00	SF	10.00	10.00	100	1989	1989	3	20	672	
4	0812	CONCRETE C	0	100	0	0	1,608.00	SF	4.00	4.00	100	1986	1986	3	49.5	3,184	

LAND DESCRIPTION

TOTAL OB/XF 8,761

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	350,000.00	350,000.00	350,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS