PT OF LOTS 9 & 10 IN
OR 2634/1660
SURHER TRACT SUB DBK 39/289

VALVERDE JOSE LUIS & KERBY DALE
85011 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0820-0010-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

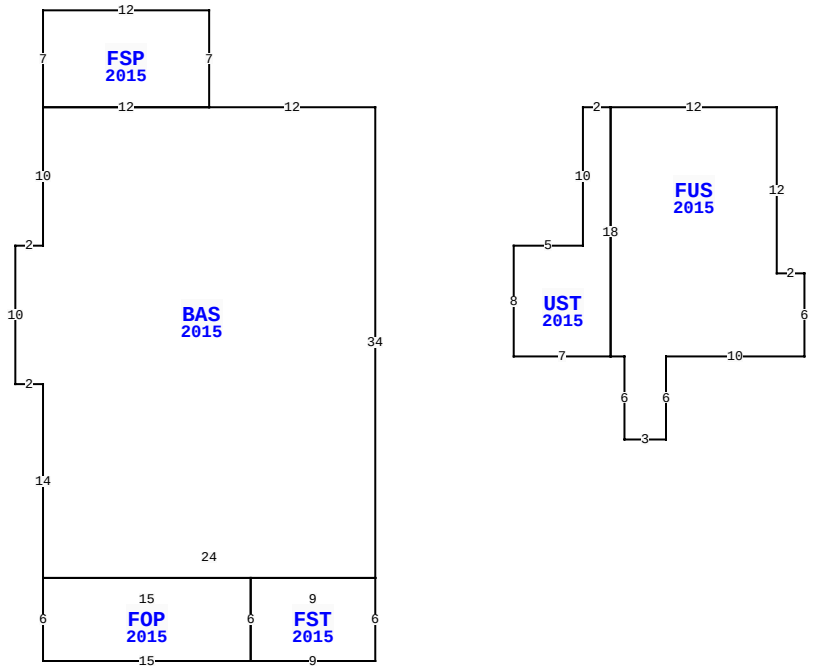
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	836	100	836	131,693
FOP	90	30	27	4,253
FSP	84	40	34	5,356
FST	54	55	30	4,726
FUS	246	100	246	38,752
UST	76	45	34	5,356
TOTALS	1,386		1,207	190,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,207	130.5920	163.24	197,031	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 0% - 2024 Heated Area: 1082 HX Base Yr



5433 MARY AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	190,135
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	415,135
SOH/AGL Deduction	0
ASSESSED VALUE	415,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	415,135
TOTAL JUST VALUE	415,135
NCON VALUE	17,285
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429701	NEW CONSTR	122,427	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2634/1660	4/21/2023	WD	Q	I	01	552,300
GRANTOR: CRONIN DAVID STUART T						
GRANTEE: VALVERDE JOSE LUIS						
2602/1822	11/14/2022	WD	U	I	11	100
GRANTOR: CRONIN DAVID						
GRANTEE: CRONIN DAVID STUART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W12 FSP=[YR=2015] N7 W12 S7 E12$ W12 S10 W2 S10 E2 S14 FOP=[YR=2015] S6 E15 FST=[YR=2015] E9 N6 W9 S6$ N6 W15$ E24 N34$ PTR= E15 UST=[YR=2015] E2 FUS=[YR=2015] E12 S12 E2 S6 W10 S6 W3 N6 W1 N18$ S18 W7 N8 E5 N10$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000							

REVIEW DATE 04/20/2020 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS