LOT 173
IN OR 951/842
MARSH CREEK VLG 1-A PB 4/22-A

MAY LIVING TRUST/MAY ELIZABETH TRUSTEE
5 ROYAL TERN
FERNANDINA BEACH, FL 32034

**2024**

**01-6N-29-131A-0173-0000**

## BUILDING CHARACTERISTICS

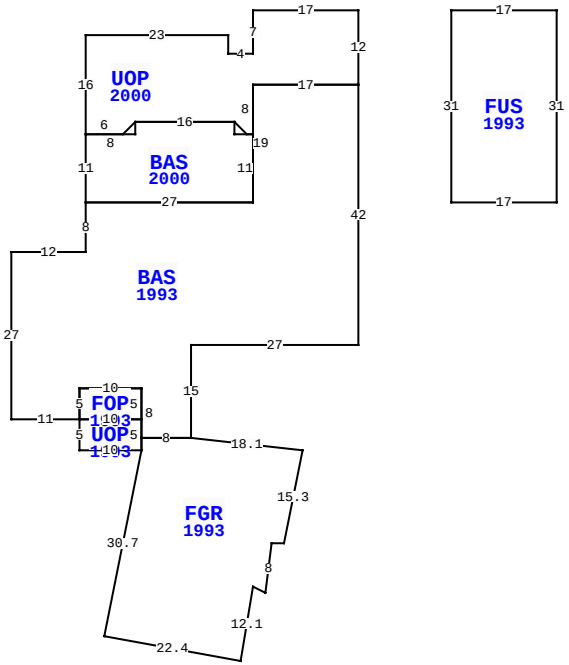
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 10 |
| NEIGHBORHOOD/LOC | 10001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,837 | 100 | 1,837 | 237,011 |
| BAS | 329 | 100 | 329 | 42,447 |
| FGR | 821 | 55 | 452 | 58,317 |
| FOP | 50 | 30 | 15 | 1,935 |
| FUS | 527 | 100 | 527 | 67,994 |
| UOP | 50 | 20 | 10 | 1,290 |
| UOP | 588 | 20 | 118 | 15,224 |
| TOTALS | 4,202 | | 3,288 | 424,220 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,288 | 108.1920 | 162.29 | 533,610 | 1982 | 1982 | 0 | 0 | 0 | 20.50 | 79.50 |

1 SFR CUST – 100% - 2002 Heated Area: 2693 HX Base Yr 2002




5 ROYAL TERN RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/14/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 5 | Tax Dist: | |
| BUILDING MARKET VALUE | | 424,220 |
| TOTAL MARKET OB/XF VALUE | | 8,075 |
| TOTAL LAND VALUE - MARKET | | 500,000 |
| TOTAL MARKET VALUE | | 932,295 |
| SOH/AGL Deduction | | 382,812 |
| ASSESSED VALUE | | 549,483 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 499,483 |
| TOTAL JUST VALUE | | 932,295 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 863,658 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25233 | REMODEL | 16,000 | 10/01/2011 |
| P993576 | REMODEL | 2,000 | 08/01/1999 |
| B9906134 | ADDITION | 40,000 | 06/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0951/0842 | 9/28/2000 | WD | U | I | 01 | 100 |
| GRANTOR: MAY DONALD E & ELIZAB | | | | | | |
| GRANTEE: MAY DONALD E & ELIZ | | | | | | |
| 0822/1791 | 2/18/1998 | WD | Q | I | | 214,700 |
| GRANTOR: JOHNSON ROBIN G & DIA | | | | | | |
| GRANTEE: MAY DONALD E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2000] W17 S7 W4 N3 W23 S16 BAS=[YR=2000] S11
BAS=[YR=1993] S8 W12 S27 E11 UOP=[YR=1993] S5 E10
FGR=[YR=1993] D30 L6 D4 R22 U12 R2 R2 D1 U8 R1 E2
U15 R3 U2 L18 W8 S2$ N5 FOP=[YR=1993] N5 W10 S5 E10 $ W10
$ N5 E10 S8 E8 N15 E27 N42 W17 S19W27 $ E27 N11 W3 N2 W16 S2
W8 $ E6 U2 R2 E16 D2 R2 E1 N8 E17 N12 $PTR= E15
FUS=[YR=1993] E17 S31 W17 N31 $ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,009.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 95 | 6,710 | |
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1982 | 1982 | 3 | 51.5 | 1,030 | |
| 3 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | 53.00 | SF | 8.00 | 8.00 | 100 | 2000 | 2000 | 3 | 79 | 335 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,075

| 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 | 000140 | C | SFR GOLF A | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 500,000.00 | 500,000.00 | 500,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS