BLOCK 4 LOT 24
AMERICAN BEACH SUB 1 PB 2/42

POWELL BARBARA H & THOMAS J JR
5448 OCEAN BLVD
FERNANDINA BEACH, FL 32034

2025

00-00-30-010A-0004-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

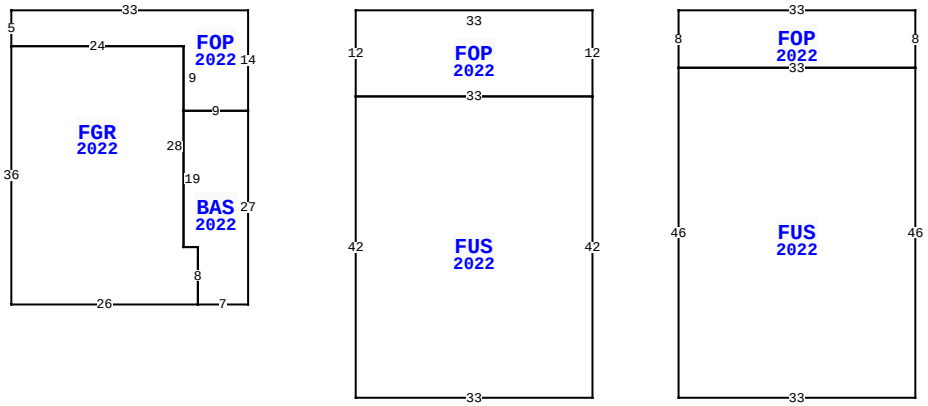
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	227	100	2022	227	49,656
FGR	880	55	2022	484	105,874
FOP	246	30	2022	74	16,187
FOP	264	30	2022	79	17,281
FOP	396	30	2022	119	26,031
FUS	1,386	100	2022	1,386	303,185
FUS	1,518	100	2022	1,518	332,060
TOTALS	4,917			3,887	850,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,887	139.3524	220.18	855,840	2022	2022	0	0	0	0.65	99.35

1 SFR CUST – 100% - 2023 Heated Area: 3131 HX Base Yr 2023



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		850,277
TOTAL MARKET OB/XF VALUE		26,721
TOTAL LAND VALUE - MARKET		572,250
TOTAL MARKET VALUE		1,449,248
SOH/AGL Deduction		82,790
ASSESSED VALUE		1,366,458
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,315,736
TOTAL JUST VALUE		1,449,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,410,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005856	CO ISSUED	0	11/18/2022
21015933	NEW CONSTR	0	11/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0473	7/31/2020	QC	U	V	11	100
GRANTOR: POWELL BARBARA HOLMES						
GRANTEE: POWELL BARBARA H &						
1704/1844	9/08/2010	QC	U	V	11	100
GRANTOR: COOK RUBEN						
GRANTEE: POWELL BARBARA HOLM						

5448 OCEAN BLVD, FERNANDINA BEACH

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

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	3,960	
2	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2022	2022	3	100	10,000	
3	0855	CONC PAVER	0	100	0	0	988.00	SF	10.00	10.00	100	2022	2022	3	99	9,781	
4	0855	CONC PAVER	0	100	0	0	301.00	SF	10.00	10.00	100	2022	2022	3	99	2,980	

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W33 S5 FGR=[YR=2022] S36 E26 BAS=[YR=2022] E7 N27 W9 S19 E2 S8$ N8 W2 N28 W24$ E24 S9 E9 N14$ PTR=E15 FOP=[YR=2022] E33 S12 FUS=[YR=2022] S42 W33 N42 E33$ W33 N12$ W15$ PTR=E60 FOP=[YR=2022] E33 S8 FUS=[YR=2022] S46 W33 N46 E33$ W33 N8$ W60$.

LAND DESCRIPTION

TOTAL OB/XF 26,721

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	RES	100		RSF-2	50.00	125.00	50.00	FF		1.00	1.00	1.09	10,500.00	11,445.00	572,250							

REVIEW DATE 11/16/2022 BY DJ Total Acres: 0.00 Total Land Value: 572,250 Market: 0 Agricultural: 0 Common: 572,250 PRINTED 07/30/2025 BY SYS