BLOCK 5 LOT 33
R/W CLOSED PT OR 703/81-85
AMERICAN BEACH SUB 1 PB 2/42

PHELTS MICHAEL R & MARSHA/RINDERS-DEAN KAYAUNNA
5400 OCEAN BLVD
FERNANDINA BEACH, FL 32034

2025

00-00-30-010A-0005-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

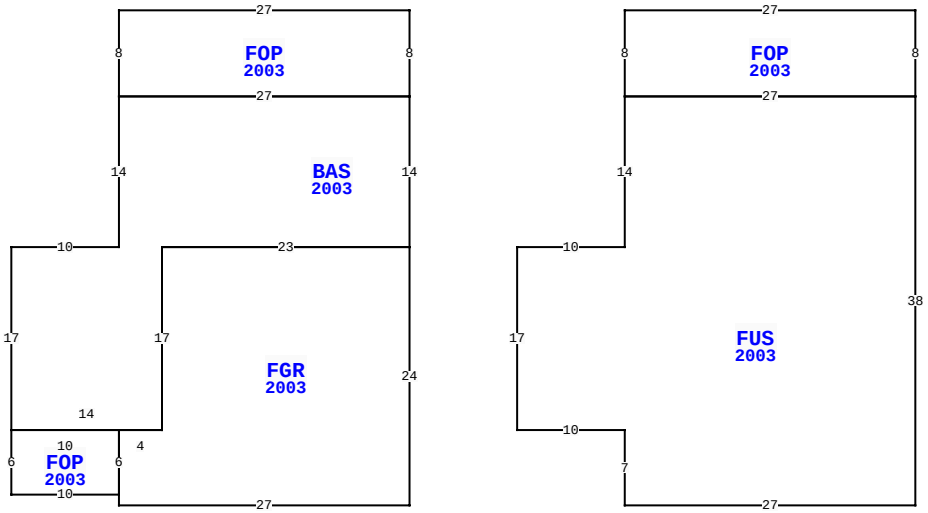
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	2003	616	85,295
FGR	580	55	2003	319	44,171
FOP	60	30	2003	18	2,492
FOP	216	30	2003	65	9,000
FOP	216	30	2003	65	9,000
FUS	1,196	100	2003	1,196	165,604
TOTALS	2,884			2,279	315,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,279	124.5090	164.35	374,554	2003	2003	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2004 Heated Area: 1812 HX Base Yr 2004



5400 OCEAN BLVD, 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		315,562
TOTAL MARKET OB/XF VALUE		5,707
TOTAL LAND VALUE - MARKET		562,500
TOTAL MARKET VALUE		883,769
SOH/AGL Deduction		596,507
ASSESSED VALUE		287,262
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		236,540
TOTAL JUST VALUE		883,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		869,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23534	REMODEL	7,463	04/01/2010
B0210000	NEW CONSTR	176,650	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/947	9/03/2024	QC	U	I	11	100

GRANTOR: PHELTS MARSHA DEAN &
GRANTEE: PHELTS MICHAEL R &

2735/947	9/03/2024	WD	U	I	11	100

GRANTOR: PHELTS MARSHA DEAN &
GRANTEE: PHELTS MARSHA DEAN

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W27 S8 BAS=[YR=2003] S14 W10 S17 FOP=[YR=2003] S6 E10 FGR=[YR=2003] S1 E27 N24 W23 S17 W4 S6$ N6 W10$ E14 N17 E23 N14 W27$ E27 N8$ PTR=E20 FOP=[YR=2003] E27 S8 FUS=[YR=2003] S38 W27 N7 W10 N17 E10 N14 E27$ W27 N8$ W20$.

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	0810	CONCRETE A	0	100	0	0	457.00	SF	6.50	6.50	100	2003	2003	3	82	2,436	
2	0810	CONCRETE A	0	100	0	0	49.00	SF	6.50	6.50	100	2003	2003	3	82	261	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 5,707

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	130.00	50.00	FF		1.00	1.00	1.25	9,000.00	11,250.00	562,500							

REVIEW DATE 04/17/2020 BY DJA Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 07/30/2025 BY SYS