BLOCK 5 LOT 40
IN OR 133/470 & OR 184/322
AMERICAN BEACH SUB 1 PB 2/42

JOHNSON CORA D
959 PINELAND DRIVE
ROCKLEDGE, FL 32955

2025

00-00-30-010A-0005-0400

BUILDING CHARACTERISTICS

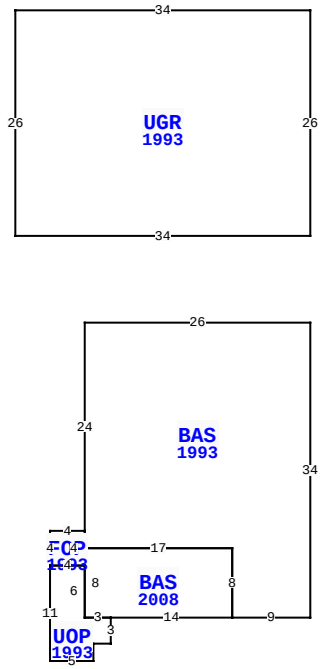
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	1993	748	50,865
BAS	136	100	2008	136	9,248
FOP	16	30	1993	5	340
UGR	884	45	1993	398	27,065
UOP	55	20	1993	11	748
TOTALS	1,839			1,298	88,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,298	94.1200	94.12	122,168	1952	1970	0	0	0	27.75	72.25

1 SINGLE FAM – 0% - 0 Heated Area: 884 HX Base Yr



5443 OCEAN BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	88,266
TOTAL MARKET OB/XF VALUE	1,968
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	540,234
SOH/AGL Deduction	201,200
ASSESSED VALUE	339,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,034
TOTAL JUST VALUE	540,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP4268	N/A	3,700	07/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S24 FOP=[YR=1993] W4 S4 UOP=[YR=1993] S11 E5 N2 E2 N3 BAS=[YR=2008] E14 N8 W17 S8E3$ W3 N6 W4$ E4 N4$ S2 E17 S8 E9 N34 $ PTR= N10 UGR=[YR=1993] N26 W34 S26 E34$ S10$.

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	1242	WD DECK A	0	0	12	16	192.00	SF	12.50	12.50	100	2019	2019	3	82	1,968	

LAND DESCRIPTION

TOTAL OB/XF 1,968

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	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 12/18/2019 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS