BLOCK 7 LOT 52
PT OF VACATED PRICE ST
IN OR 2172/1912

MADISON SHARAD D
3 EMERALD CT
PRINCETON JUNCTION, NJ 08550

2025

00-00-30-010A-0007-0520

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
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	01	Quality Level 01

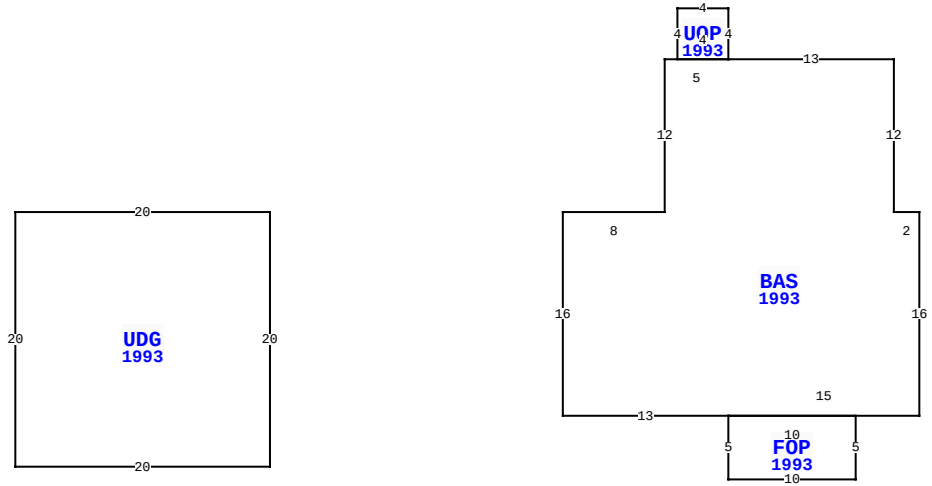
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	664	100	1993	664	20,823
FOP	50	30	1993	15	471
UDG	400	55	1993	220	6,899
UOP	16	20	1993	3	94
TOTALS	1,130			902	28,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	902	62.1000	62.10	56,014	1940	1940	0	0	0	49.50	50.50

1 SINGLE FAM – 0% - 2023 Heated Area: 664 HX Base Yr



5479 WALDRON ST, 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	28,287
TOTAL MARKET OB/XF VALUE	1,354
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	479,641
SOH/AGL Deduction	0
ASSESSED VALUE	479,641
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	479,641
TOTAL JUST VALUE	479,641
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	478,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/1814	2/28/2022	WD	Q	I	01	480,000
GRANTOR: AUSTIN CYNTHIA						
GRANTEE: MADISON SHARAD D						
2002/1892	6/09/2015	QC	U	I	11	41,500
GRANTOR: AUSTIN RONALD R & CYN						
GRANTEE: AUSTIN CYNTHIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N12 W13 UOP=[YR=1993] N4 W4S4E4$ W5 S12 W8 S16 E13 FOP=[YR=1993] S5 E10 N5W10$ E15 N16 $PTR= W51 UDG=[YR=1993] W20 S20 E20 N20$E51$.

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	0811	CONCRETE B	0	0	0	0	592.00	SF	5.20	5.20	100	1985	1985	3	44	1,354	

LAND DESCRIPTION

TOTAL OB/XF 1,354

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 01/11/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS