BLOCK 7 LOT 56
IN OR 1517/588 &
PT OF VACATED PRICE ST

DAVIS BRIAN J & TAYNA P
1820 DAYTONA LANE NORTH
JACKSONVILLE, FL 32218

2025

00-00-30-010A-0007-0560

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

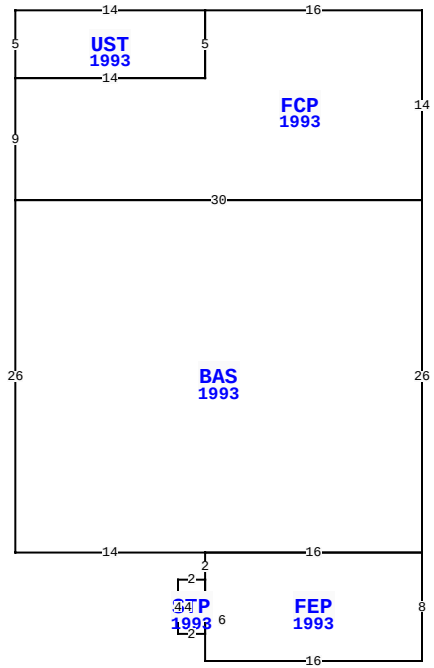
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	1993	780	72,308
FCP	350	25	1993	88	8,158
FEP	128	80	1993	102	9,455
STP	8	10	1993	1	93
UST	70	45	1993	32	2,967
TOTALS	1,336			1,003	92,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,003	121.1760	121.18	121,544	1963	1975	0	0	0	23.50	76.50

1 SINGLE FAM – 0% - 0 Heated Area: 780 HX Base Yr



5455 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	92,981
TOTAL MARKET OB/XF VALUE	3,162
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	546,143
SOH/AGL Deduction	197,618
ASSESSED VALUE	348,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,525
TOTAL JUST VALUE	546,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	542,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429628	DDRIVE	2,560	12/01/2014
B23191	XFOB	3,787	01/01/2010
B21427	REMODEL	4,500	05/01/2008
5955	CHNGE SRVC	0	05/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/0588	8/06/2007	TD	Q	I		300,000
GRANTOR: MORGAN EMMA H &						
GRANTEE: DAVIS BRIAN J & TAY						
1231/1221	5/19/2004	WD	Q	I	01	100
GRANTOR: MORGAN EMMA H						
GRANTEE: MORGAN EMMA H & ART						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W16 UST=[YR=1993] W14 S5 E14 N5$ S5 W14 S9
BAS=[YR=1993] S26 E14 FEP=[YR=1993] S2 STP=[YR=1993] W2 S4 E2
N4 $ S6 E16 N8 W16$ E16 N26 W30$ E30 N14$.

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	0	0	0	512.00	SF	6.50	6.50	100	2015	2015	3	95	3,162	

LAND DESCRIPTION

TOTAL OB/XF 3,162

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