BLOCK 8 LOT 57
IN OR 261 PG 110
AMERICAN BEACH SUB 1 PB 2/42

STEWART MICHAEL D TRUSTEE
10218 SHORE VIEW DR N
JACKSONVILLE, FL 32218

2025

00-00-30-010A-0008-0570

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
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	01	NONE 100
Heating Type	02	CONVECTION 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

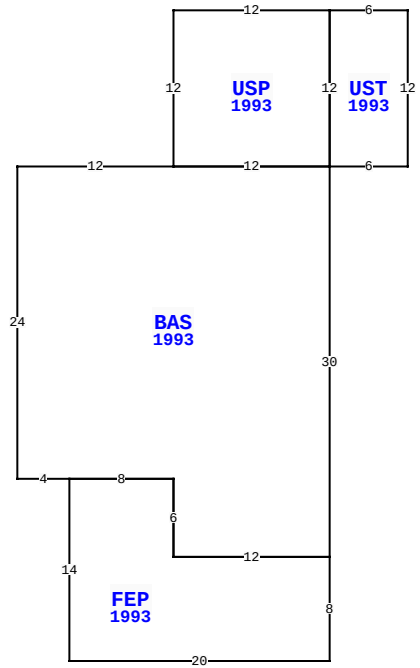
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100	1993	648	27,965
FEP	208	80	1993	166	7,164
USP	144	30	1993	43	1,856
UST	72	45	1993	32	1,381
TOTALS	1,072			889	38,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	889	77.7600	77.76	69,129	1950	1950	0	0	0	44.50	55.50

1 SINGLE FAM – 0% - 0 Heated Area: 648 HX Base Yr



5449 WALDRON ST, 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	38,367
TOTAL MARKET OB/XF VALUE	480
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	488,847
SOH/AGL Deduction	204,656
ASSESSED VALUE	284,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,191
TOTAL JUST VALUE	488,847
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0641	CHNGE SRVC	300	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0261/0110	3/01/1978	DR	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W6 USP=[YR=1993] W12 S12 BAS=[YR=1993] W12 S24 E4 FEP=[YR=1993] S14 E20 N8W 12 N6 W8$ E8 S6 E12 N30 W12$ E12 N12 $ S12 E6 N12$.

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	10	120.00	SF	10.00	10.00	100	2010	2010	3	40	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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