BLOCK 8 LOT 58
AMERICAN BEACH SUB #1 PB 2/42

SALTER BEN & BETH FAMILY TRUST/SALTER BENJAMIN SCO
5443 WALDRON ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-010A-0008-0580

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04

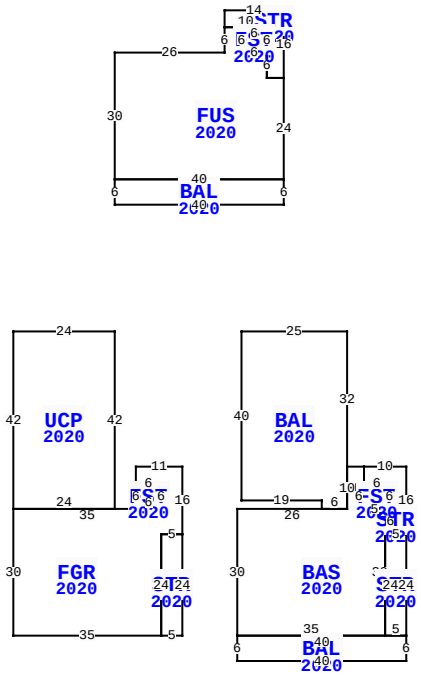
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	240	15	2020	36	7,654
BAL	240	15	2020	36	7,654
BAL	1,012	15	2020	152	32,319
BAS	1,090	100	2020	1,090	231,758
FGR	1,154	55	2020	635	135,015
FST	36	55	2020	20	4,252
FST	36	55	2020	20	4,252
FST	36	55	2020	20	4,252
FUS	1,200	100	2020	1,200	255,147
STR	94	10	2020	9	1,914
TOTALS	6,490			3,454	734,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,454	136.6200	215.86	745,580	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 2290 HX Base Yr 2021



** This building has 14 Sub-Areas

5443 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		734,396
TOTAL MARKET OB/XF VALUE		14,420
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,198,816
SOH/AGL Deduction		527,569
ASSESSED VALUE		671,247
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		620,525
TOTAL JUST VALUE		1,198,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,165,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001058	CO ISSUED	0	12/17/2020
20003535	NEW CONSTR	556,509	04/24/2020
19006564	DEMOLITION	5,000	06/20/2019
4268	REPAIR/RRF	3,700	07/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/1924	8/07/2023	WD	U	I	11	100
GRANTOR: SALTER BENJAMIN S & E						
GRANTEE: SALTER BEN & BETH F						
2426/0584	1/14/2021	WD	U	I	11	100
GRANTOR: SALTER BENJAMIN						
GRANTEE: SALTER BENJAMIN S &						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2020] W24 S42 FGR=[YR=2020] S30 E35 STR=[YR=2020] E5 N24 W5 S24 $ N24 E5 N16W11 S4 FST=[YR=2020] S6 E6 N6 W6 $ E6 S6 W35 $ E24 N42 $PTR= E30 BAL=[YR=2020] E25 S32 BAS=[YR=2020] E4 STR=[YR=2020] E10 S16 STR=[YR=2020] S24 BAL=[YR=2020] S6 W40 N6 E40 $ W5 N24 E5 $ W5 N6 FST=[YR=2020] W5 N6 E6 S6 W1 $ E1 N6 W6 N4 $ S10 E5 S30 W35 N30 E26 N10 $ S10 W6 N2 W19 N40$ W30$ PTR= N30 BAL=[YR=2020] N6 FUS=[YR=2020] N30 E26 N6 STR=[YR=2020] N4 E14 S16 W4 N6 FST=[YR=2020] W6 N6 E6 S6 $ N6 W10 $ E4 S6 E6 S6 E4 S24 W40 $ E40 S6 W40 $ S30 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	570.00	SF	10.00	10.00	100	2020	2020	3	98	5,586	
3	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2020	2020	3	95	4,378	
4	0811	CONCRETE B	0	100	0	0	374.00	SF	5.20	5.20	100	2020	2020	3	98	1,906	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 14,420

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	100.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 01/15/2021 BY RK Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS