BLOCK 8 LOT 59
AMERICAN BEACH SUB # 1
PB 2/42

MCKENZIE CARLTON A & BEVERLY A L/E/
5437 WALDON ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-010A-0008-0590

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

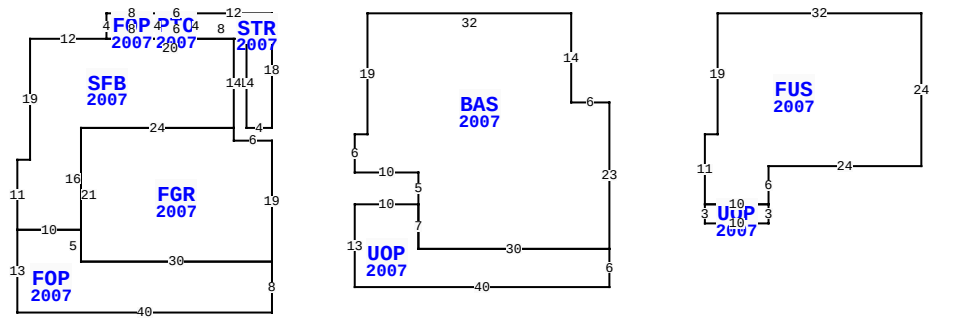
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 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
BAS	1,238	100	2007	1,238	197,368
FGR	618	55	2007	340	54,204
FOP	32	30	2007	10	1,594
FOP	370	30	2007	111	17,696
FUS	838	100	2007	838	133,598
PTO	24	5	2007	1	159
SFB	598	80	2007	478	76,205
STR	104	10	2007	10	1,594
UOP	30	20	2007	6	957
UOP	310	20	2007	62	9,884
TOTALS	4,162			3,094	493,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,094	113.9880	180.10	557,229	2007	2007	0	0	0	11.48	88.52

1 SFR CUST - 100% - 2009 Heated Area: 2554 HX Base Yr 2009



5437 WALDRON ST, FERNANDINA BEACH

BLD DATE	01/10/2007 DJ	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		493,259
TOTAL MARKET OB/XF VALUE		5,614
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		948,873
SOH/AGL Deduction		518,186
ASSESSED VALUE		430,687
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		379,965
TOTAL JUST VALUE		948,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		927,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16251	ELEC OTHER	1,000	11/01/2005
M10698	MECH OTHER	0	11/01/2005
E0515036	ELEC OTHER	0	05/01/2005
P0509454	OTHER	0	05/01/2005
B14559	NEW CONSTR	10,000	02/01/2005
C0413577	CO ISSUED	200,000	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/469	8/21/2020	QC	U	I	11	100
GRANTOR: MCKENZIE CARLTON A &						
GRANTEE: MCKENZIE CARLTON A						
1154/0133	7/16/2003	WD	Q	I		100,000
GRANTOR: MOORE MAXINE						
GRANTEE: MCKENZIE CARLTON A						

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=2007] W12 PTO=[YR=2007] W6 FOP=[YR=2007] W8 S4 SFB=[YR=2007] W12 S19 W2 S11 FOP=[YR=2007] S13 E40 N8 FGR=[YR=2007] N19 W6 N2 W24 S21 E30 $ W30 N5 W10$ E10 N16 E24 N14 W20$ E8 N4$ S4 E6 N4$ S4 E8 S14 E4 N18$ PTR=E15 BAS=[YR=2007] S19 W2 S6 E10 S5 UOP=[YR=2007] W10 S13 E40 N6 W30 N7$ S7 E30 N23 W6 N14 W32$ W15$ PTR= E70 FUS=[YR=2007] S19 W2 S11 UOP=[YR=2007] S3 E10 N3 W10$ E10 N6 E24 N24 W32$ W70$.

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	100	0	0	572.00	SF	5.20	5.20	100	2007	2007	3	87	2,588	
2	0479	VF PICKET	0	100	0	0	136.00	LF	10.00	10.00	100	2007	2007	3	69	938	
3	1123	CB 8"	0	100	0	0	98.00	SF	6.15	6.15	100	2007	2007	3	87	524	
4	1127	BRICK 8"	0	100	0	0	98.00	SF	11.00	11.00	100	2007	2007	3	96	1,035	
5	0819	CONC 12"	0	100	0	0	64.00	SF	9.50	9.50	100	2007	2007	3	87	529	

LAND DESCRIPTION

TOTAL OB/XF 5,614

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 07/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS