BLOCK 8 LOT 62
IN OR 669 PG 218
WELL ESMT & MAINTENANCE AGRMNT

MCCRAY NATHANIEL H & BILLIE C
5419 WALDRON ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-010A-0008-0620

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

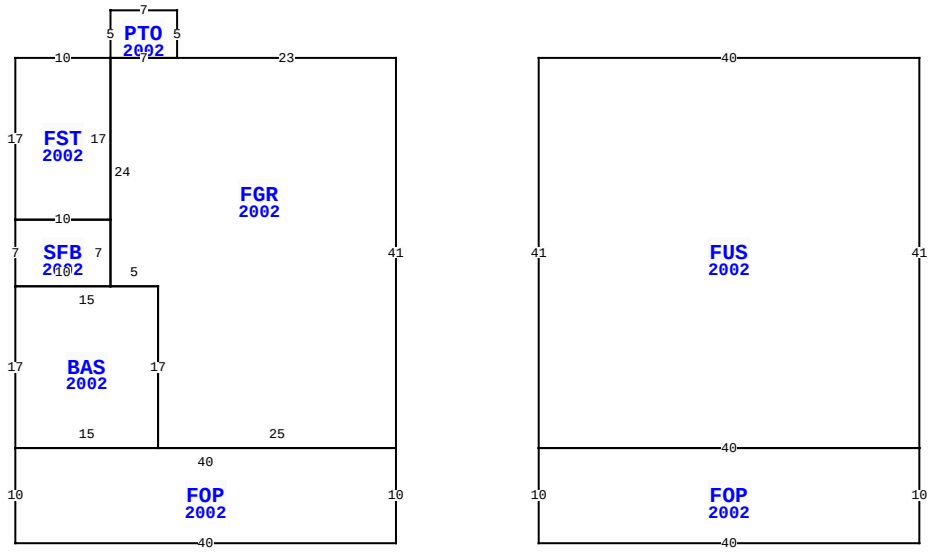
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	255	100	2002	255	25,200
FGR	1,145	55	2002	630	62,260
FOP	400	30	2002	120	11,859
FOP	400	30	2002	120	11,859
FST	170	55	2002	94	9,290
FUS	1,640	100	2002	1,640	162,074
PTO	35	5	2002	2	198
SFB	70	80	2002	56	5,534
TOTALS	4,115			2,917	288,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,917	111.0375	111.04	323,904	2002	2002	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1951 HX Base Yr 2003



5419 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		288,275
TOTAL MARKET OB/XF VALUE		2,475
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		740,750
SOH/AGL Deduction		440,231
ASSESSED VALUE		300,519
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,797
TOTAL JUST VALUE		740,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		727,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905710	REPLFOP	30,000	05/31/2019
B0108734	NEW CONSTR	85,344	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0669/0218	10/27/1992	QC	U	V	07	100
GRANTOR: WILLIAMS RUDOLPH						
GRANTEE: MCCRAY NATHANIEL &						
0630/0560	7/05/1991	QC	U	V	08	100
GRANTOR: WILLIAM RUDOLPH						
GRANTEE: MCCRAY NATHANIEL &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W23 PTO=[YR=2002] N5 W7 S5 FST=[YR=2002] W10 S17 SFB=[YR=2002] S7 BAS=[YR=2002] S17 FOP=[YR=2002] S10 E40 N10 W40 $ E15 N17 W15 $ E10 N7 W10 $ E10 N17 $ E7 $ W7 S24 E5 S17 E25 N41 $ PTR= E15 FUS=[YR=2002] E40 S41 FOP=[YR=2002] S10 W40 N10 E40 $ W40 N41 $ W15 $.

EXTRA FEATURES

L N	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	100	0	0	476.00	SF	6.50	6.50	100	2002	2002	3	80	2,475	

LAND DESCRIPTION

TOTAL OB/XF 2,475

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS