BLOCK 8 LOT 63
IN OR 2021/1108
WELL ESMT & MAINTENANCE AGRMT

LAWSON JOYCELYN
5413 WALDRON ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-010A-0008-0630

BUILDING CHARACTERISTICS

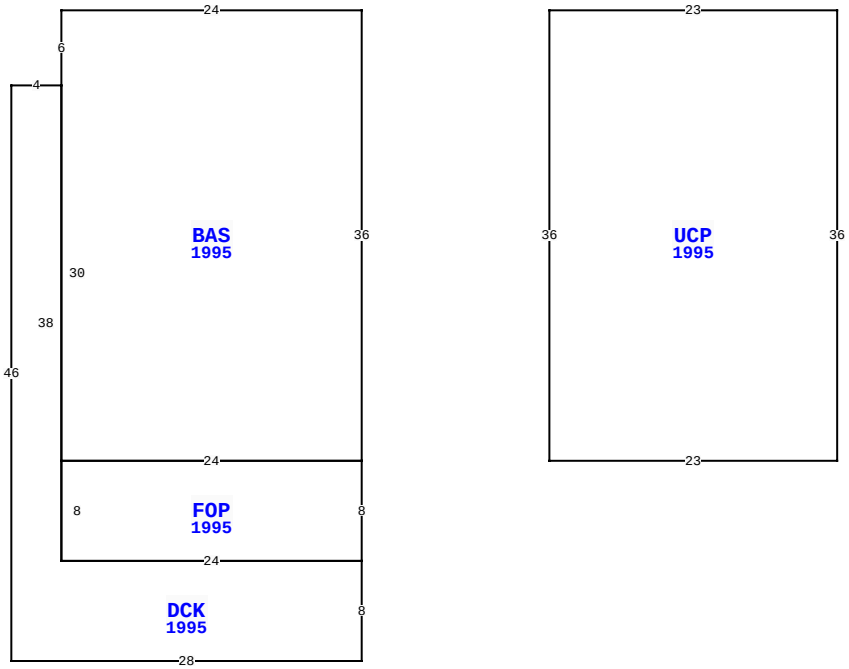
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	864	100	1995	864	87,328
DCK	376	10	1995	38	3,841
FOP	192	30	1995	58	5,862
UCP	828	20	1995	166	16,778
TOTALS	2,260			1,126	113,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,126	117.8720	117.87	132,722	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2017 Heated Area: 864 HX Base Yr 2017



5413 WALDRON ST, FERNANDINA BEACH

BLD DATE	12/18/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		113,809
TOTAL MARKET OB/XF VALUE		4,632
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		568,441
SOH/AGL Deduction		355,436
ASSESSED VALUE		213,005
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,283
TOTAL JUST VALUE		568,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21926	REMODEL	1,500	09/01/2008
B9502019	XFOB	1,600	06/01/1995
B9401377	NEW CONSTR	34,184	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2021/1108	12/31/2015	QC	U	I	11	100
GRANTOR: LAWSON JOYCE						
GRANTEE: LAWSON JOYCELYN						
1688/1975	7/26/2010	QC	U	I	11	100
GRANTOR: LAWSON JOYCELYN E						
GRANTEE: LAWSON JOYCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 S6 DCK=[YR=1995] W4 S46 E28 N8
FOP=[YR=1995] N8 W24 S8 E24 $ W24 N38 $ S30 E24 N36 $ PTR=
E15 UCP=[YR=1995] E23 S36 W23 N36 $ W15 $.

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	0812	CONCRETE C	0	100	0	0	1,243.00	SF	4.00	4.00	100	1995	1995	3	68	3,381	
2	0810	CONCRETE A	0	100	0	0	248.00	SF	6.50	6.50	100	1995	1995	3	68	1,096	
3	0820	WOOD WALK	0	100	11	3	33.00	SF	11.75	11.75	100	1995	1995	3	40	155	

LAND DESCRIPTION

TOTAL OB/XF 4,632

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