BLOCK 9 LOT 67
IN OR 785/829
AMERICAN BEACH SUB #1 PB 2/42

BROOKS ANDRE & CHARMAINE W
716 PINEY PLACE
SAINT JOHNS, FL 32259-5441

2025

00-00-30-010A-0009-0670

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

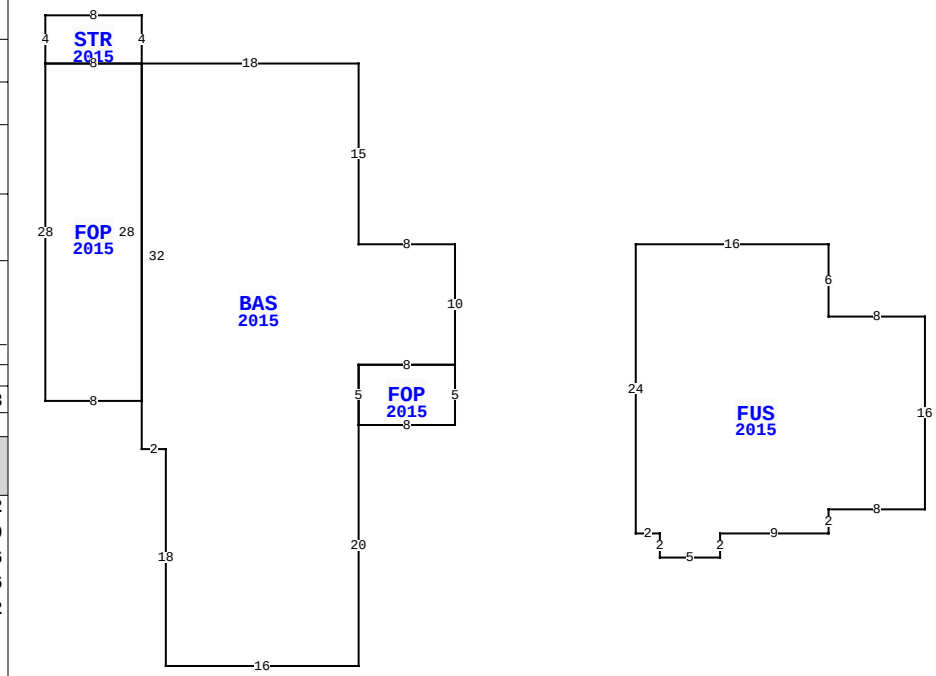
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	944	100	2015	944	126,602
FOP	40	30	2015	12	1,609
FOP	224	30	2015	67	8,986
FUS	522	100	2015	522	70,006
STR	32	10	2015	3	402
TOTALS	1,762			1,548	207,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,548	139.7043	139.70	216,256	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 0 Heated Area: 1466 HX Base Yr



5414 PRICE ST, FERNANDINA BEACH

BLD DATE		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	207,606
TOTAL MARKET OB/XF VALUE	4,878
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	587,484
SOH/AGL Deduction	235,939
ASSESSED VALUE	351,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,545
TOTAL JUST VALUE	587,484
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	578,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530119	CO ISSUED	0	12/10/2015
B1530119	NEW CONSTR	169,619	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0785/0829	2/20/1997	WD	Q	V		12,500
GRANTOR: STEWARD HELEN J						
GRANTEE: BROOKS ANDRE & CHAR						
0314/0367	5/01/1980	WD	Q	V		3,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W8 N15 W18 STR=[YR=2015] N4 W8 S4 FOP=[YR=2015] S28 E8 N28 W8$ E8$ S32 E2 S18 E16 N20 FOP=[YR=2015] E8 N5 W8 S5$ N5 E8 N10 $ PTR=E15 FUS=[YR=2015] E16 S6 E8 S16 W8 S2 W9 S2 W5 N2 W2 N24$ 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	0811	CONCRETE B	0	0	0	0	540.00	SF	5.20	5.20	100	2015	2015	3	95	2,668	
2	0810	CONCRETE A	0	0	0	0	242.00	SF	6.50	6.50	100	2015	2015	3	95	1,494	
3	0810	CONCRETE A	0	0	0	0	116.00	SF	6.50	6.50	100	2015	2015	3	95	716	

LAND DESCRIPTION

TOTAL OB/XF 4,878

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	7,500.00	7,500.00	375,000							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS