BLOCK 10 LOT 79
PT OF VACATED PRICE ST
IN OR 2172/1912

CLAXTON BRENDA JOYCE/SHEEHY RONALD J ET AL
5478 JAMES ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-010A-0010-0790

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

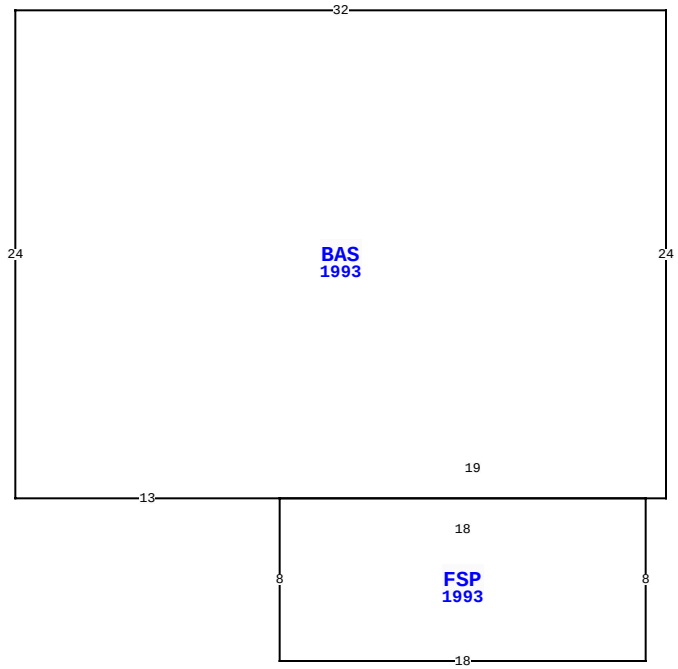
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	49,991
FSP	144	40	1993	58	3,775
TOTALS	912			826	53,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	826	99.0000	99.00	81,774	1961	1961	0	0	0	34.25	65.75

1 SINGLE FAM – 0% - 0 Heated Area: 768 HX Base Yr



5478 JAMES 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	53,766
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	428,766
SOH/AGL Deduction	265,516
ASSESSED VALUE	163,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,250
TOTAL JUST VALUE	428,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0311431	CHNGE SRVC	0	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1816	1/25/2023	QC	U	I	11	100
GRANTOR: DAVIS HENRY JAMES II						
GRANTEE: 5478 JAMES STREET L						
1922/1320	6/09/2014	PR	U	I	19	100
GRANTOR: SHEEHY RONALD J P/R						
GRANTEE: SHEEHY RONALD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S24 E13 FSP=[YR=1993] S8 E18 N8W18$ E19 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS