

BLOCK 11 LOT 13
IN OR 793/224
AMERICAN BEACH SUB 2 PB 3/6

TYSON TOMMIE L
9720 CARBONDALE DR EAST
JACKSONVILLE, FL 32208

2025

00-00-30-010B-0011-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	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
BAS	1,047	100
FEP	104	80
FGR	220	55
FOP	36	30
FST	66	55
PTO	9	5
TOTALS	1,482	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,298	130.0000	130.00	168,740	2001	2001	0	0	0	17.25	82.75	
1 SINGLE FAM - 0% - 0													
Heated Area: 1047													
HX Base Yr													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE													
BAS 1,047 100 2001 1,047 112,631													
FEP 104 80 2010 83 8,929													
FGR 220 55 2001 121 13,017													
FOP 36 30 2001 11 1,183													
FST 66 55 2001 36 3,873													
PTO 9 5 2001 0 0													
TOTALS 1,482 1,298 139,632													

5430 ERVIN ST, FERNANDINA BEACH											XF DATE		LAND DATE		04/15/2024	MLU
											INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
507.00	SF	5.20	5.20	100	2001	2001	3	79	2,083							
64.00	SF	6.50	6.50	100	2001	2001	3	79	329							
273.00	SF	6.50	6.50	100	2001	2001	3	79	1,402							