BLOCK 12 LOT 2
IN OR 1884/1288
AMERICAN BEACH SUB 2 PB 3/6

HOLLOWAY LASHONDA J/HOLLOWAY HELEN J
5461 JAMES ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-010B-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

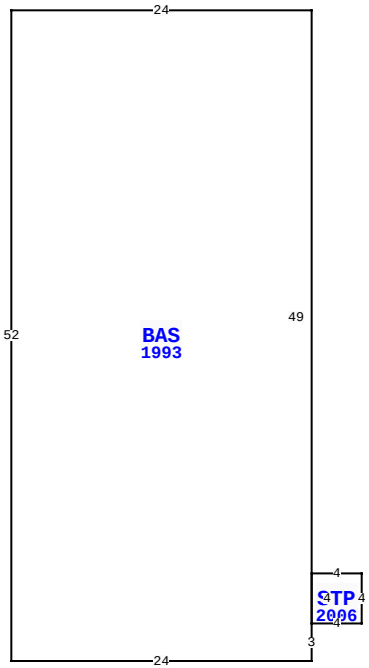
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	116,968
STP	16	10	2006	2	188
TOTALS	1,264			1,250	117,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,250	113.9500	113.95	142,438	1930	1985	0	0	0	17.75	82.25

1 SINGLE FAM – 0% - 0 Heated Area: 1248 HX Base Yr



5461 JAMES ST, FERNANDINA BEACH

BLD DATE	02/06/2007 KK	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	117,155
TOTAL MARKET OB/XF VALUE	14
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	492,169
SOH/AGL Deduction	254,732
ASSESSED VALUE	237,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,437
TOTAL JUST VALUE	492,169
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22605	BRICK RETAINING W	2,300	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1884/1288	10/11/2013	QC	U	I	11	100
GRANTOR: HOLLOWAY LASHONDA J						
GRANTEE: HOLLOWAY LASHONDA J						
1592/1326	11/07/2008	WD	Q	I		215,000
GRANTOR: GIBBS JENNIFER M						
GRANTEE: HOLLOWAY LASHONDA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S52 E24 N3 STP=[YR=2006] E4 N4 W4 S4$ N49$.

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	1242	WD DECK A	0	0	2	3	6.00	SF	10.00	10.00	100	2006	2006	3	24	14	

LAND DESCRIPTION

TOTAL OB/XF 14

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 01/11/2024 BY KBA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS