BLOCK 13 LOT 15
AMERICAN BEACH SUB #2
PB3/6

PERALES ALEJANDRO & KATHERINE
5472 LEE STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-010B-0013-0150

BUILDING CHARACTERISTICS

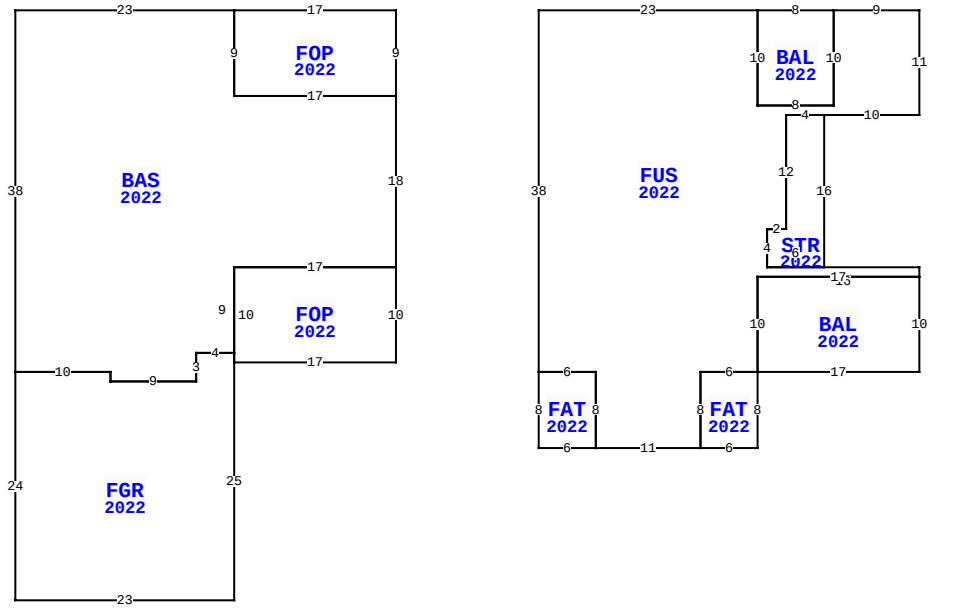
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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
BAL	80	15	2022	12	2,130
BAL	170	15	2022	26	4,616
BAS	1,181	100	2022	1,181	209,660
FAT	48	20	2022	10	1,775
FAT	48	20	2022	10	1,775
FGR	551	55	2022	303	53,791
FOP	153	30	2022	46	8,166
FOP	170	30	2022	51	9,054
FUS	1,126	100	2022	1,126	199,896
STR	72	10	2022	7	1,243
TOTALS	3,599			2,772	492,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,772	135.1680	178.42	494,580	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2327 HX Base Yr 2023



5472 LEE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		492,107
TOTAL MARKET OB/XF VALUE		1,069
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		868,176
SOH/AGL Deduction		93,829
ASSESSED VALUE		774,347
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		723,625
TOTAL JUST VALUE		868,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		844,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005785	CO ISSUED	0	04/13/2022
20219915	NEW CONSTR	319,949	03/01/2021
17005271	DEMOLITION	0	06/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2273/0371	5/08/2019	WD	Q	V	02	90,000
GRANTOR: ROWELL ROBERT ANTHONY						
GRANTEE: PERALES ALEJANDRO &						
2125/0060	6/07/2017	WD	U	I	37	60,000
GRANTOR: THOMPSON GEORGE E & M						
GRANTEE: ROWELL ROBERT ANTHO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W17 BAS=[YR=2022] W23 S38 FGR=[YR=2022] S24 E23 N25 FOP=[YR=2022] E17 N10 W17 S10$ N1 W4 S3 W9 N1 W10$ E10 S1 E9 N3 E4 N9 E17 N18 W17 N9$ S9 E17 N9$ PTR=E15 FUS=[YR=2022] E23 BAL=[YR=2022] E8 S10 W8 N10$ S10 E8 N10 E9 S11 W10 STR=[YR=2022] S16 W6 N4 E2 N12 E4$ W4 S12 W2 S4 E16 S1 BAL=[YR=2022] S10W17 N10 E17$ W17 S10 FAT=[YR=2022] S8 W6 N8 E6$ W6 S8 W11 FAT=[YR=2022] W6 N8 E6 S8$ N8 W6 N38 $ 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	0855	CONC PAVER	0	100	36	3	108.00	SF	10.00	10.00	100	2022	2022	3	99	1,069	

LAND DESCRIPTION

TOTAL OB/XF 1,069

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	0008	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 04/12/2023 BY TW Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS