BLOCK 14 LOT 3
IN OR 1903/1040
AMERICAN BEACH SUB 2

BECK LINDA K
28576 VIEUX CARRE
YULEE, FL 32097

2025

00-00-30-010B-0014-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

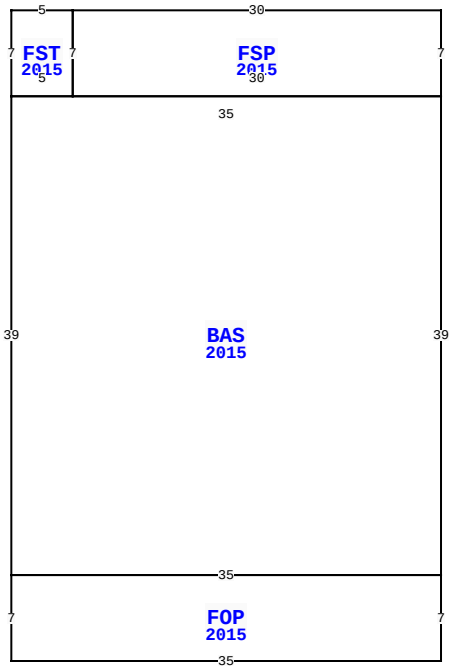
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100	2015	1,365	169,081
FOP	245	30	2015	74	9,166
FSP	210	40	2015	84	10,405
FST	35	55	2015	19	2,354
TOTALS	1,855			1,542	191,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,542	129.0300	129.03	198,964	2015	2015	0	0	0	4.00	96.00

2 SINGLE FAM – 0% - 0 Heated Area: 1365 HX Base Yr



5413 ERVIN 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	191,005
TOTAL MARKET OB/XF VALUE	1,920
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	567,925
SOH/AGL Deduction	249,628
ASSESSED VALUE	318,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,297
TOTAL JUST VALUE	567,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	559,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429595	CO ISSUED	0	05/19/2015
B1429595	NEW CONSTR	157,190	11/01/2014
B1428716	DEMOLITION	0	05/01/2014
E962596	CHNGE SRVC	900	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1903/1040	2/20/2014	WD	Q	I	02	72,000
GRANTOR: SIMMONS ABRAHAM						
GRANTEE: BECK LINDA K						
0696/0256	1/11/1994	WD	Q	I		18,000
GRANTOR: THOMPSON ANNE BAKER						
GRANTEE: SIMMONS ABRAHAM & M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W30 FST=[YR=2015] W5 S7 BAS=[YR=2015] S39
FOP=[YR=2015] S7 E35 N7 W35$ E35 N39 W35$ E5 N7$ S7 E30 N7$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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 01/16/2020 BY KW Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS