BLOCK 14 LOT 13
AMERICAN BEACH SUB 2 PB 3/6

COLEMAN THOMAS & DEBRA
2836 32ND AVE S
SEATTLE, WA 98144

2025

00-00-30-010B-0014-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

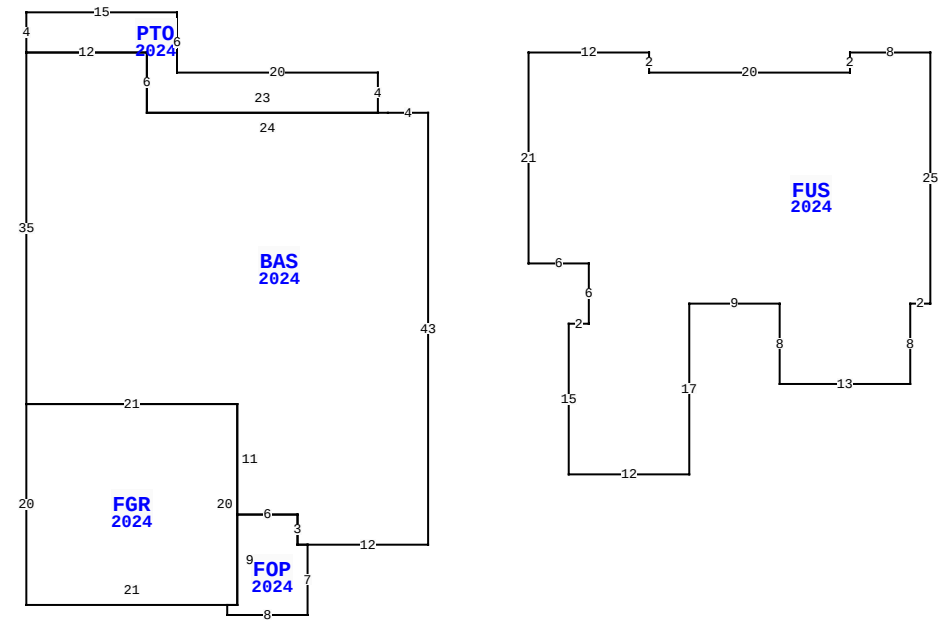
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
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	1,480	100	2024	1,480	204,580
FGR	420	55	2024	231	31,931
FOP	68	30	2024	20	2,765
FUS	1,240	100	2024	1,240	171,405
PTO	158	5	2024	8	1,106
TOTALS	3,366			2,979	411,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,979	104.7160	138.23	411,787	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2720 HX Base Yr



5420 LEE 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	411,787
TOTAL MARKET OB/XF VALUE	4,320
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	641,107
SOH/AGL Deduction	21,069
ASSESSED VALUE	620,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	620,038
TOTAL JUST VALUE	641,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	619,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250004498	POOL ENCLOSURE	9,720	04/28/2025
SP240014075	POOL	75,000	12/20/2024
220001892		449,362	12/04/2023
22008835	NEW CONSTR	449,362	06/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/1478	6/08/2021	WD	Q	V	01	245,000
GRANTOR: MATHURIN JEAN-LUC & M						
GRANTEE: COLEMAN THOMAS & DE						
1977/1575	4/30/2015	WD	Q	V	05	67,500
GRANTOR: BRIDGEWATER RICHARD						
GRANTEE: MATHURIN JEAN-LUC &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E12 S6 E24 E4 S43 W12 W1 N3 W6 N11 W21 N35 $
PTO=[YR=2024;ORIG=10,10] E12 S6 E23 N4 W20 N6 W15 S4 $
FGR=[YR=2024;ORIG=10,45] E21 S20 W21 N20 $
FOP=[YR=2024;ORIG=31,56] E6 S3 E1 S7 W8 N1 E1 N9 $
FUS=[YR=2024;ORIG=60,10] E12 S2 E20 N2 E8 S25 W2 S8 W13 N8 W9 S17 W12 N15 E2 N6 W6 N21 $
.

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	0	0	0	432.00	SF	10.00	10.00	100	2024	2023		100	4,320	

LAND DESCRIPTION

TOTAL OB/XF 4,320

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	0008	RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000							

REVIEW DATE 07/24/2025 BY HS Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS