BLOCK 17 LOT 5
IN OR 1453/1626
AMERICAN BEACH SUB 2 PB 3/6

JOHNSON MICHAEL
2867 PERCY ROAD
JACKSONVILLE, FL 32218-2333

2025

00-00-30-010B-0017-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
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

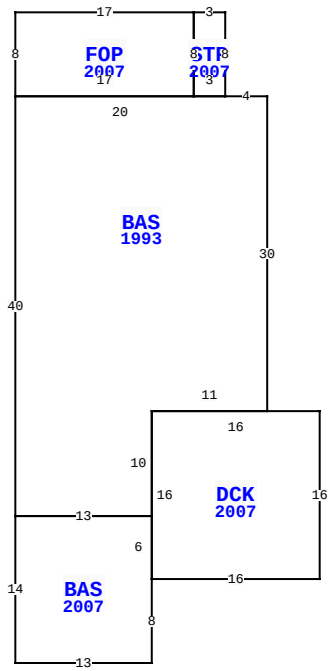
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	850	100	1993	850	49,697
BAS	182	100	2007	182	10,641
DCK	256	10	2007	26	1,520
FOP	136	30	2007	41	2,397
STP	24	10	2007	2	117
TOTALS	1,448			1,101	64,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,101	91.0000	91.00	100,191	1955	1955	0	0	0	35.75	64.25

1 SINGLE FAM – 0% - 0 Heated Area: 1032 HX Base Yr



5479 LEONARD 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	64,373
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	289,373
SOH/AGL Deduction	150,366
ASSESSED VALUE	139,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,007
TOTAL JUST VALUE	289,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/1626	10/20/2006	PR	Q	I	01	100
GRANTOR: JOHNSON JOHN P/R						
GRANTEE: JOHNSON MICHAEL						
1015/1349	10/25/2001	QC	Q	I	01	15,000
GRANTOR: JOHNSON STEPHANIE G						
GRANTEE: JOHNSON HAROLD KEIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 STP=[YR=2007] N8 W3 FOP=[YR=2007] W17 S8 E17 N8$ S8 E3$ W20 S40 BAS=[YR=2007] S14 E13 N8 DCK=[YR=2007] E16 N16 W16 S16$ N6 W13$ E13 N10 E11 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0007	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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS