S80 FT OF LOT 5
IN OR 2456/471
BELLE GLADE SUB PB 3/55

RAPPORT LELAND W & CATHY B
5007 KAREN STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-0140-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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
Quality	06	Quality Level 06

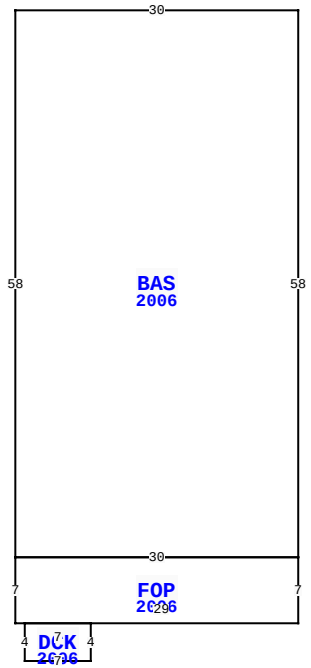
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2006	1,740	367,973
DCK	28	10	2006	3	635
FOP	210	30	2006	63	13,323
TOTALS	1,978			1,806	381,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	12	1,806	244.7700	220.29	397,844	2006	2015	0	0	0	4.00	96.00

1 SFR MODULR – 100% - 2022 Heated Area: 1740 HX Base Yr 2022



5007 KAREN ST, FERNANDINA BEACH

BLD DATE	02/27/2007 KK	LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		381,930
TOTAL MARKET OB/XF VALUE		9,521
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		641,451
SOH/AGL Deduction		219,119
ASSESSED VALUE		422,332
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		371,610
TOTAL JUST VALUE		641,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2456/0471	4/27/2021	WD	Q	I	01	451,900
GRANTOR: P AMELIA LLC						
GRANTEE: RAPPORT LELAND W &						
1580/1743	8/11/2008	QC	Q	I	06	100
GRANTOR: CONSTANTAKOS PATRICIA						
GRANTEE: P AMELIA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 S58 FOP=[YR=2006] S7 E1 DCK=[YR=2006] S4 E7 N4 W7$ E29 N7 W30$ E30 N58$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	1242	WD DECK A	0	100	0	0	1,319.00	SF	10.00	10.00	100	2006	2006	3	24	3,166	
3	1242	WD DECK A	0	100	0	0	249.00	SF	10.00	10.00	100	2006	2006	3	24	598	
4	0810	CONCRETE A	0	100	9	9	81.00	SF	6.50	6.50	100	2006	2006	3	86	453	
5	0940	SHEDS/PORT	0	100	16	19	304.00	SF	30.00	30.00	100	2006	2006	3	24	2,189	

LAND DESCRIPTION

TOTAL OB/XF 9,521

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS