

LOT 6  
IN OR 1780/1816  
BELLE GLADE SUB PB 3/55

DAVISON PAUL S & MELISSA D  
5009 KAREN STREET  
FERNANDINA BEACH, FL 32034

2025

00-00-30-0140-0006-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 60      |
| Interior Floo            | 13 | LVT/LAMNT 40   |
| 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          |
| BUD8 Adjustme            | 05 | DIST 1A 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

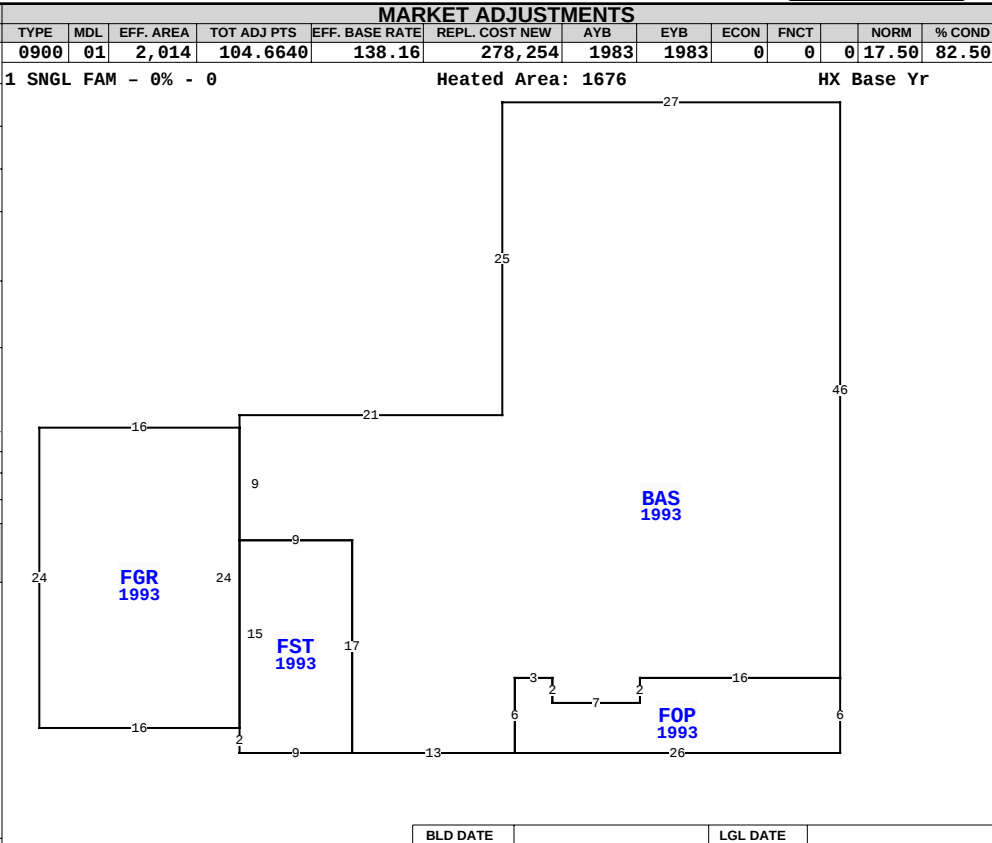
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3047.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,676            | 100         | 1993 | 1,676        | 191,034              |
| FGR       | 384              | 55          | 1993 | 211          | 24,050               |
| FOP       | 142              | 30          | 1993 | 43           | 4,901                |
| FST       | 153              | 55          | 1993 | 84           | 9,574                |
| TOTALS    | 2,355            |             |      | 2,014        | 229,560              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00     | UT | 3,500.00 |
| 3              | 0812       | CONCRETE C  | 0   | 0   | 0  | 0  | 2,329.00 | SF | 4.00     |
| 5              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 190.00   | SF | 6.50     |
| 6              | 0351       | CARPORT MT  | 0   | 0   | 30 | 20 | 600.00   | SF | 10.00    |
| 7              | 0940       | SHEDS/PORT  | 0   | 0   | 20 | 12 | 240.00   | SF | 30.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   |     | RSF-1    | 0.00  | 0.00  | 1.00        |

REVIEW DATE 04/10/2024 BY DJ



|                                 |  |  |  |  |  |  |  |  |  |
|---------------------------------|--|--|--|--|--|--|--|--|--|
| 5009 KAREN ST, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |
| BLD DATE                        |  |  |  |  |  |  |  |  |  |
| XF DATE                         |  |  |  |  |  |  |  |  |  |
| INC DATE                        |  |  |  |  |  |  |  |  |  |
| LGL DATE                        |  |  |  |  |  |  |  |  |  |
| LAND DATE                       |  |  |  |  |  |  |  |  |  |
| AG DATE                         |  |  |  |  |  |  |  |  |  |
| 04/14/2025 MLU                  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 21,545      |          |     |                      |     |     |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | RES                  | 0   |     | RSF-1    | 0.00  | 0.00  | 1.00        |

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |
| Tax Group: 8 Tax Dist:    |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |
| 229,560                   |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |
| 21,545                    |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |
| 250,000                   |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |
| 501,105                   |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |
| 157,081                   |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |
| 344,024                   |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |
| 344,024                   |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |
| 501,105                   |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |
| 12,084                    |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |
| 375,467                   |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| B23001182  | 351-20*42 W12*20R | 35,899 | 09/01/2023 |
| 4002       | N/A               | 6,428  | 04/07/1987 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1780/1816                     | 2/10/2012 | WD           | Q      | I      | 02        | 174,000       |  |
| GRANTOR:WHELAN WILLIAM P & PH |           |              |        |        |           |               |  |
| GRANTEE:DAVISON PAUL S & ME   |           |              |        |        |           |               |  |
| 1341/1964                     | 8/15/2005 | WD           | Q      | I      | 01        | 100           |  |
| GRANTOR:WHELAN PHYLLIS C & WI |           |              |        |        |           |               |  |
| GRANTEE:WHELAN WILLIAM P &    |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                          |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W27 S25 W21 S1 FGR=[YR=1993] W16 S24 E16       |  |  |  |  |  |  |  |  |  |
| FST=[YR=1993] S2 E9 N17 W9 S15\$ N24\$ S9 E9 S17 E13         |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993] E26 N6 W16 S2 W7 N2 W3 S6\$ N6 E3 S2 E7 N2 E16 |  |  |  |  |  |  |  |  |  |
| N46\$.                                                       |  |  |  |  |  |  |  |  |  |

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