LOT 7
PT OF OR 296/385
BELLE GLADE SUB PB 3/55

EUBANKS THOMAS C & SUSAN Y
5011 KAREN STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-0140-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

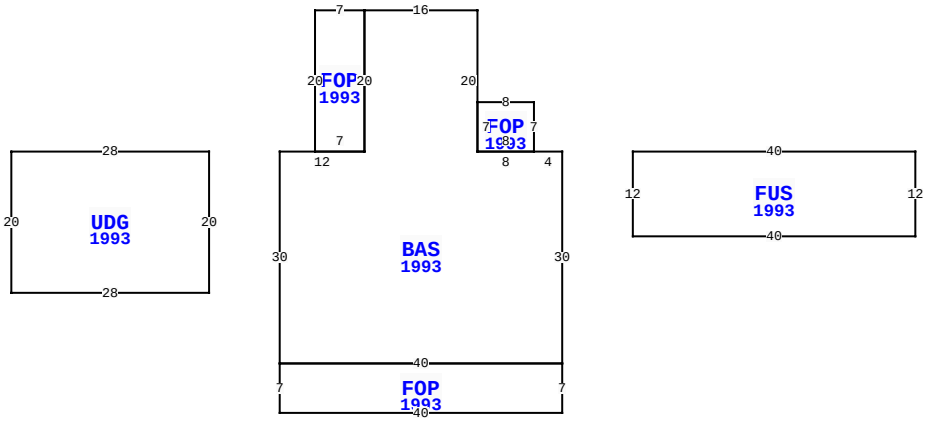
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,520	100	1993	1,520	195,458
FOP	56	30	1993	17	2,186
FOP	140	30	1993	42	5,401
FOP	280	30	1993	84	10,802
FUS	480	100	1993	480	61,724
UDG	560	55	1993	308	39,606
TOTALS	3,036			2,451	315,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,451	103.6800	163.81	401,498	1981	1981	0	0	0	21.50	78.50

1 SFR CUST – 100% - 0 Heated Area: 2000 HX Base Yr 1982



5011 KAREN ST, FERNANDINA BEACH

BLD DATE		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		315,176
TOTAL MARKET OB/XF VALUE		9,518
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		574,694
SOH/AGL Deduction		418,219
ASSESSED VALUE		156,475
TOTAL EXEMPTION VALUE	SX HX HB	100,722
BASE TAXABLE VALUE		55,753
TOTAL JUST VALUE		574,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0296/0385	7/01/1979	MS	U	V		10,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FOP=[YR=1993] N7 W8 S7 E8 $ W8 N20 W16 FOP=[YR=1993] W7 S20 E7 N20 $ S20 W12 S30 FOP=[YR=1993] S7 E40 N7 W40 $ E40 N30 $ PTR= E10 FUS=[YR=1993] E40 S12 W40 N12 $ W10 PTR= W50 UDG=[YR=1993] W28 S20 E28 N20$E50 $.

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	1981	1981	3	46.5	1,628	
2	0812	CONCRETE C	0	100	0	0	1,395.00	SF	4.00	4.00	100	2002	2002	3	80	4,464	
3	0350	CARPORT WD	0	100	17	21	357.00	SF	13.00	13.00	100	2002	2002	3	20	928	
4	1242	WD DECK A	0	100	0	0	542.00	SF	10.00	10.00	100	2002	2002	3	20	1,084	
5	0681	POLE SHED	0	100	13	8	104.00	SF	15.00	15.00	100	2002	2002	3	29	452	
6	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2002	2002	3	20	64	
7	0830	FLAGSTONE	0	100	6	7	42.00	SF	12.00	12.00	100	2002	2002	3	80	403	
8	0680	POLE SHED	0	100	14	8	112.00	SF	10.00	10.00	100	2002	2002	3	29	325	
9	1242	WD DECK A	0	100	0	0	68.00	SF	10.00	10.00	100	1981	1981	3	20	136	
10	0810	CONCRETE A	0	100	8	2	16.00	SF	6.50	6.50	100	1981	1981	3	32.5	34	

TOTAL OB/XF 9,518

LAND DESCRIPTION

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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS