LOT 8
BELLE GLADE SUB PB 3/55

BORBON JOSHUA D/VASQUEZ HAIDY
5013 KAREN ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-0140-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

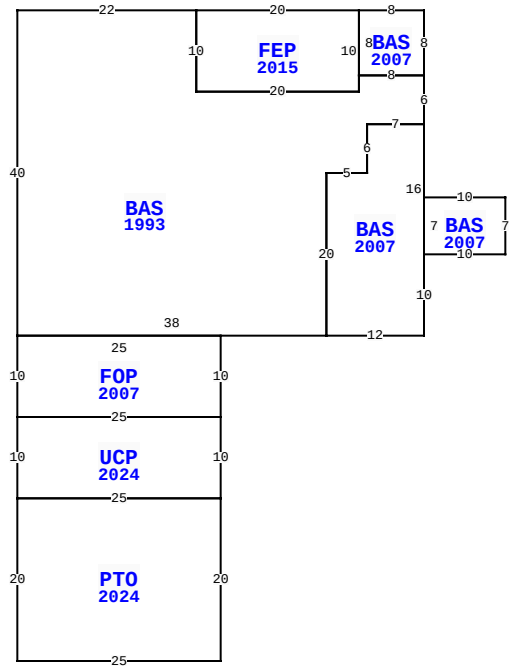
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,454	100	1993	1,454	164,416
BAS	64	100	2007	64	7,237
BAS	70	100	2007	70	7,915
BAS	282	100	2007	282	31,888
FEP	200	80	2015	160	18,093
FOP	250	30	2007	75	8,481
PTO	500	5	2024	25	2,827
UCP	250	20	2024	50	5,654
TOTALS	3,070			2,180	246,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,180	102.9000	135.83	296,109	1983	1986	0	0	0	16.75	83.25

1 SNGL FAM – 100% - 2016 Heated Area: 1870 HX Base Yr 2016



5013 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		263,128
TOTAL MARKET OB/XF VALUE		4,097
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		517,225
SOH/AGL Deduction		301,013
ASSESSED VALUE		216,212
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		165,490
TOTAL JUST VALUE		517,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220011535	750SF DGR	49,860	12/27/2022
B0516832	REMODEL	9,500	12/01/2005
M10809	MECH OTHER	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/1450	11/19/2020	QC	U	I	11	100
GRANTOR: BORBON JOSHUA D & VAS						
GRANTEE: BORBON JOSHUA D & V						
1994/0320	6/23/2015	SW	Q	I	02	221,000
GRANTOR: OWB REO LLC						
GRANTEE: BORBON JOSHUA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-28,0] W22 S40 E38 N20 E5 N6 E7 N6 W8 S2 W20 N10 $
BAS=[YR=2007;ORIG=-12,40] E12 N10 N16 W7 S6 W5 S20 $
FOP=[YR=2007;ORIG=-50,40] S10 E25 N10 W25 $
UCP=[YR=2024;ORIG=-50,50] E25 S10 W25 N10 $
FEP=[YR=2015;ORIG=-8,0] W20 S10 E20 N10 $
BAS=[YR=2007;ORIG=0,30] E10 N7 W10 S7 $
BAS=[YR=2007;ORIG=0,0] W8 S8 E8 N8 $
PTO=[YR=2024;ORIG=-50,60] E25 S20 W25 N20 $
.

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	1983	1983	3	51.5	1,803	
2	0810	CONCRETE A	0	100	31	10	310.00	SF	6.50	6.50	100	2003	2003	3	82	1,652	
3	0858	SCULP CONC	0	100	13	4	52.00	SF	13.00	13.00	100	2003	2003	3	95	642	

LAND DESCRIPTION

TOTAL OB/XF 4,097

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 01/29/2024 BY NW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS

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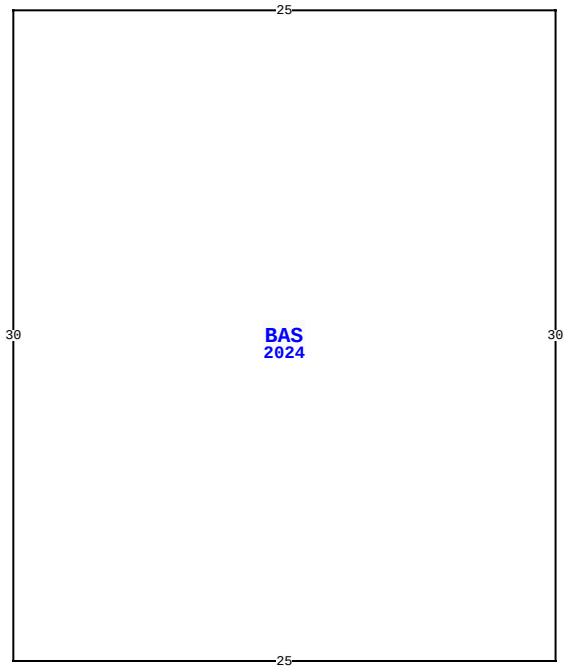
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
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	750	100	2024	750	16,617
TOTALS	750			750	16,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	750	60.5000	22.38	16,785	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 750 HX Base Yr 2016



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NASSAU COUNTY PROPERTY

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GRANTOR: OWB REO LLC						
GRANTEE: BORBON JOSHUA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=55,10] E25 S30 W25 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

REVIEW DATE 01/29/2024 BY NW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS