LOT 9
IN OR 1242/1803
DRAINAGE ESMT IN OR 989/118

EUBANKS JASON C
5015 KAREN STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-0140-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

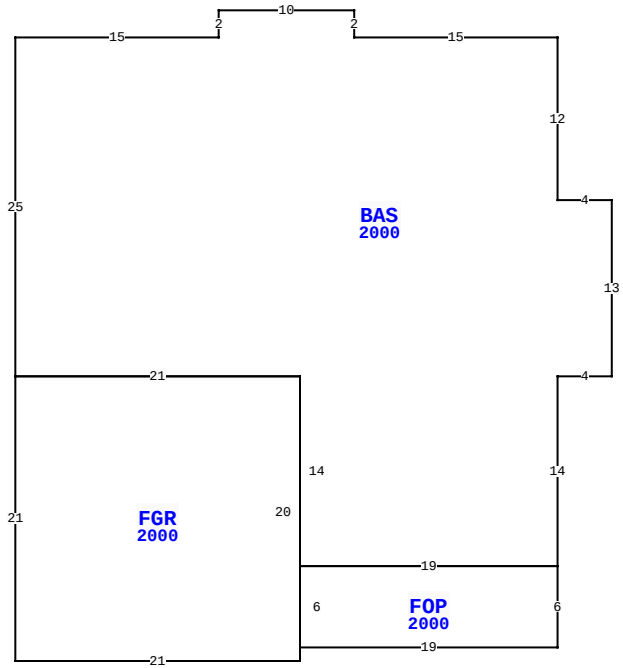
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,338	100	2000	1,338	215,642
FGR	441	55	2000	243	39,164
FOP	114	30	2000	34	5,480
TOTALS	1,893			1,615	260,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,615	115.2600	182.11	294,108	2000	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2001 Heated Area: 1338 HX Base Yr 2001



5015 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		260,286
TOTAL MARKET OB/XF VALUE		21,575
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		531,861
SOH/AGL Deduction		353,265
ASSESSED VALUE		178,596
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,874
TOTAL JUST VALUE		531,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18246	SWIM POOL	12,500	07/01/2006
B9906625	NEW CONSTR	100,000	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1242/1803	7/02/2004	QC	Q	I	01	100
GRANTOR: LEIDECKER HEATHER L						
GRANTEE: EUBANKS JASON C						
0863/0785	1/20/1999	WD	Q	V	06	100
GRANTOR: EUBANKS THOMAS C & SA						
GRANTEE: EUBANKS JASON C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W15 N2 W10 S2 W15 S25 FGR=[YR=2000] S21 E21 N1 FOP=[YR=2000] E19 N6 W19 S6 $ N20 W21 $ E21 S14 E19 N14 E4 N13 W4 N12 $.

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	0811	CONCRETE B	0	100	51	16	816.00	SF	5.20	5.20	100	2000	2000	3	77	3,267	
2	0810	CONCRETE A	0	100	0	0	47.00	SF	6.50	6.50	100	2000	2000	3	77	235	
3	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
5	0861	POOL GUNIT	0	100	20	13	260.00	SF	85.00	85.00	100	2006	2006	3	40	8,840	
6	0845	KOOL DECK	0	100	0	0	512.00	SF	7.25	7.25	100	2006	2006	3	86	3,192	
7	0830	FLAGSTONE	0	100	29	4	116.00	SF	12.00	12.00	100	2001	2001	3	79	1,100	
8	0350	CARPORT WD	0	100	16	8	128.00	SF	13.00	13.00	100	2008	2008	3	31	516	
9	1242	WD DECK A	0	100	0	0	224.00	SF	10.00	10.00	100	2013	2013	3	55	1,232	

LAND DESCRIPTION

TOTAL OB/XF 21,575

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