LOT 10
BELLE GLADE SUB PB 3/55

CAPITAL CONSULTANTS LLC
2910 KERRY FOREST PARKWAY, BLDG D-4 #127
TALLAHASSEE, FL 32309

2025

00-00-30-0140-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

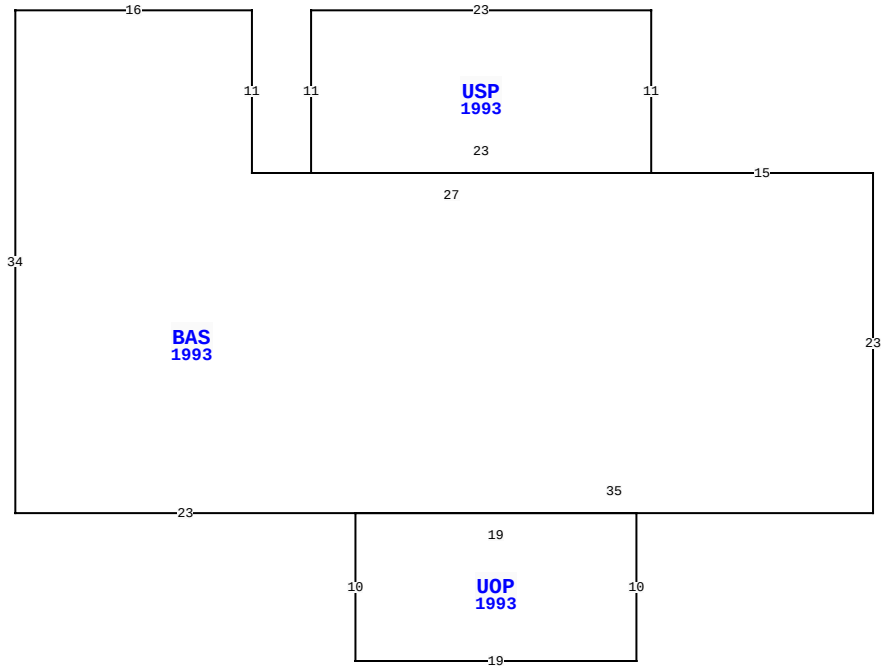
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	02	MIN PLYWD 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,510	100	1993	1,510	33,377
UOP	190	25	1993	48	1,061
USP	253	50	1993	126	2,785
TOTALS	1,953			1,684	37,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,684	92.1000	73.68	124,077	1972	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1510 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/14/2025 MLU
AG DATE	

5017 KAREN ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	37,223
TOTAL MARKET OB/XF VALUE	124
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	287,347
SOH/AGL Deduction	101,515
ASSESSED VALUE	185,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,832
TOTAL JUST VALUE	287,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/1691	7/01/2020	WD	Q	I	01	154,000
GRANTOR: KIELY-BOUKER KIMBERLY						
GRANTEE: CAPITAL CONSULTANTS						
2362/1355	5/18/2020	QC	U	I	11	26,000
GRANTOR: BOUKER MICHAEL D						
GRANTEE: KIELY-BOUKER KIMBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 USP=[YR=1993] N11 W23 S11 E23 $ W27 N11 W16 S34 E23 UOP=[YR=1993] S10 E19 N10 W19 $ E35 N23 $.

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	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	1980	1980	3	30	78	
2	1241	WD DECK G	0	0	4	5	20.00	UT	11.50	11.50	100	1990	1990	3	20	46	

LAND DESCRIPTION

TOTAL OB/XF 124

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	0		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 12/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS