

LOT 23 & S 6.36 FT OF LOT 21
IN OR 1867/1194
BELLE GLADE SUB PBK 3/55

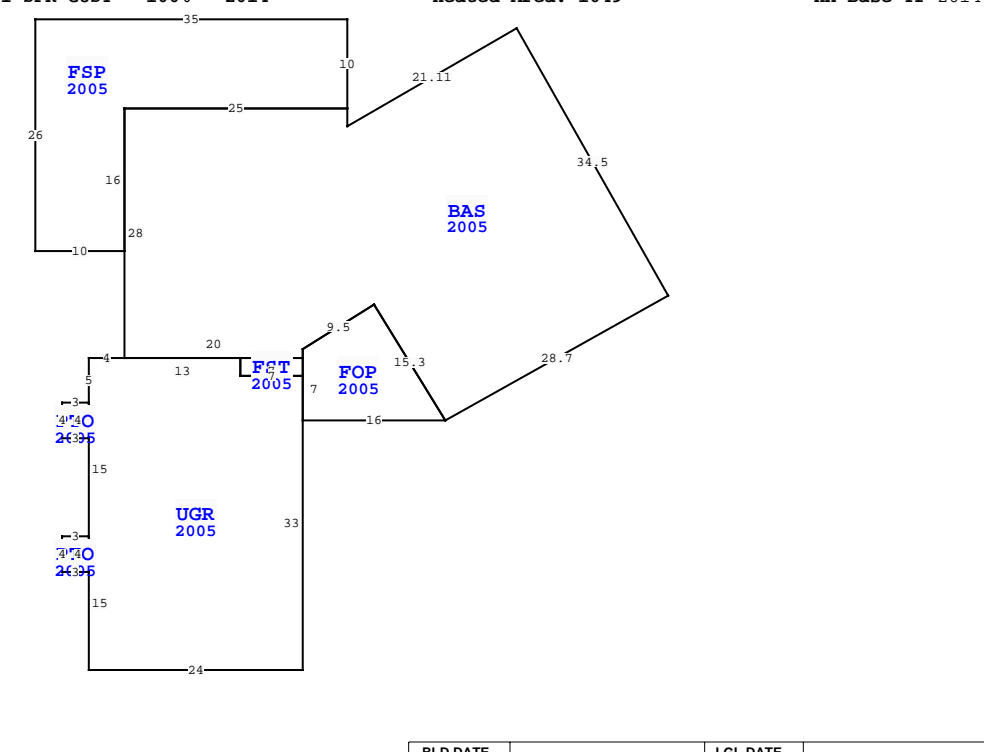
BEAL LEONARD W & JUDITH A
5014 KAREN ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-0140-0023-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,276	138.1506	218.28	496,805	2005	2005	0	0	9.25	90.75



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	1,649	100	2005	1,649	326,649
FOP	136	30	2005	41	8,121
FSP	510	40	2005	204	40,410
FST	14	55	2005	8	1,584
PTO	12	5	2005	1	198
PTO	12	5	2005	1	198
UGR	826	45	2005	372	73,689
TOTALS	3,159			2,276	450,851

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
1	0812	CONCRETE C	0	100	0	0	1,504.00	SF	4.00	4.00	100	2005	2005	3	84	5,053	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	2007	2007	3	27	521	
3	0351	CARPORT MT	0	100	12	30	360.00	SF	10.00	10.00	100	2013	2013	3	55	1,980	

TOTAL OB/XF												7,554												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				450,851			
TOTAL MARKET OB/XF VALUE				7,554			
TOTAL LAND VALUE - MARKET				250,000			
TOTAL MARKET VALUE				708,405			
SOH/AGL Deduction				490,058			
ASSESSED VALUE				218,347			
TOTAL EXEMPTION VALUE				HX HB 50,722			
BASE TAXABLE VALUE				167,625			
TOTAL JUST VALUE				708,405			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				423,142			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328035	CARPRT	7,823	11/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1867/1194	6/27/2013	WD Q	Q	I	02	250,000
GRANTOR: PSIAKI MARCIA INGERSO						
GRANTEE: BEAL LEONARD W & JU						
0709/1482	7/22/1994	WD U	V	09		27,000
GRANTOR: FREEMAN LEO C & VERNA						
GRANTEE: PSIAKI MARCIA INGER						

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

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2005] U30 L17 L19 D11 N2 FSP=[YR=2005] N10W35S26E10N16E25W25 S28UGR=[YR=2005] W4S5PTO=[YR=2005] W3S4E3 N4S15PTO=[YR=2005] W3S4E3N4S15E24 N33FST=[YR=2005] N2W7S2E7W7N2W13S E20FOP=[YR=2005] S7E16 U13 L8 D5 L8 S1\$N1 U5 R8 D13 R8 U14 R25 \$.	