

LOT 27
BELLE GLADE PB 3/55

LONG ANGELA
5018 KAREN STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-0140-0027-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	10	ABOVE AVG 100	0500	11	2,034	133.6700	211.20	429,581	2000	2000	0	0	0	11.50	88.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2020													Heated Area: 2022													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020													
Interior Wall	05	DRYWALL 100															VALUATION BY								STANDARD				
Interior Floo	14	CARPET 80															Tax Group: 8								Tax Dist:				
Interior Floo	13	LVT/LAMNT 20															BUILDING MARKET VALUE								380,179				
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE								5,212				
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET								250,000				
Bedrooms	3	100															TOTAL MARKET VALUE								635,391				
Bathrooms	2	100															SOH/AGL Deduction								317,452				
Frame	02	WOOD FRAME 100															ASSESSED VALUE								317,939				
Stories	1.	1. 100															TOTAL EXEMPTION VALUE								HX HB 50,722				
Units	0	100															BASE TAXABLE VALUE								267,217				
Occupancy	00	NONE 100	TOTAL JUST VALUE								635,391																		
			NCON VALUE								0																		
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE								467,303																		
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	2,022	100	2000	2,022	377,936																								
FOP	12	30	2000	4	748																								
PTO	120	5	2000	6	1,121																								
UOP	12	20	2000	2	373																								
TOTALS		2,166		2,034	380,179																								
EXTRA FEATURES						5018 KAREN ST, FERNANDINA BEACH																							
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	0811	CONCRETE B	0	100	29	20	580.00	SF	5.20	5.20	100	2000	2000	3	77	2,322													
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440													
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2002	2002	3	29	1,450													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 07/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS																													