

LOT 40 & S1/2 OF LOT 39
IN OR 1764/1984
BELLE GLADE SUB PB 3/55

CLEARY BRIAN S & ANNE
5020 ANTHONY STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-0140-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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
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
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NEIGHBORHOOD/LOC	3047.00
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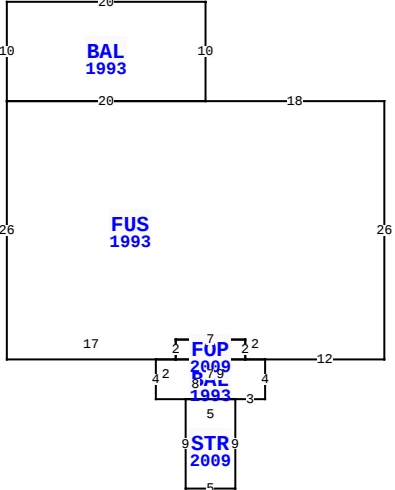
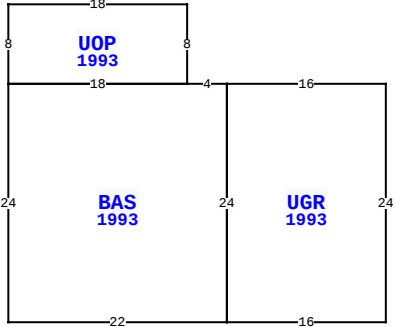
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	44	15	1993	7	604
BAL	200	15	1993	30	2,587
BAS	528	100	1993	528	45,535
FOP	14	30	2009	4	345
FUS	974	100	1993	974	83,999
STR	45	10	2009	4	345
UGR	384	45	1993	173	14,920
UOP	144	20	1993	29	2,501

TOTALS	2,333			1,749	150,835
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0681	POLE SHED	0	100	10	10	100.00	SF	15.00
3	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.50

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,749	109.0000	109.00	190,641	1978	1978	0	0	20.88	79.12
1 SINGLE FAM - 100% - 2018						Heated Area: 1502			HX Base Yr 2018		



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										150,835	
TOTAL MARKET OB/XF VALUE										2,090	
TOTAL LAND VALUE - MARKET										375,000	
TOTAL MARKET VALUE										527,925	
SOH/AGL Deduction										361,450	
ASSESSED VALUE										166,475	
TOTAL EXEMPTION VALUE										55,722	
BASE TAXABLE VALUE										110,753	
TOTAL JUST VALUE										527,925	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										446,152	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1764/1984	11/11/2011	WD	Q	I	01	193,800	
GRANTOR: MOORE MICHAEL J & REG							
GRANTEE: CLEARY BRIAN S & AN							
1691/1712	7/30/2010	WD	Q	I	01	195,000	
GRANTOR: WADKINS TERRY & PIA							
GRANTEE: MOORE MICHAEL J & R							

BUILDING NOTES									

BUILDING DIMENSIONS									
UGR=[YR=1993] W16 BAS=[YR=1993] W4 UOP=[YR=1993] N8 W18 S8 E18\$ W18 S24 E22 N24\$ S24 E16 N24\$ PTR= E15 BAL=[YR=1993] E20 S10FUS=[YR=1993] E18 S26W12 BAL=[YR=1993] S4 W3 STR=[YR=2009] S9 W5 N9 E5\$ W8 N4 E2 FOP=[YR=2009] N2 E7 S2 W7\$ E9\$ W2 N2 W7 S2 W17 N26 E20\$ W20 N10\$ W15\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.50