LOT 49
FLORENCE POINT PB 4/109 & 110

WILLAFORD MELINDA D L/E/
5344 GREAT OAK COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0250-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

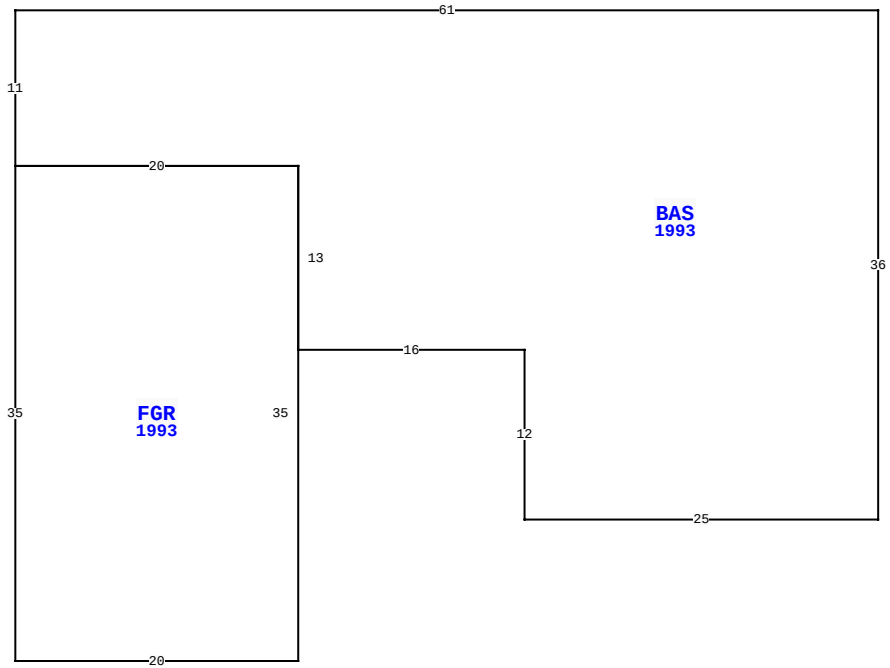
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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
NEIGHBORHOOD/LOC	3035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1993	1,504	178,706
FGR	700	55	1993	385	45,746
TOTALS	2,204			1,889	224,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,889	108.7800	143.59	271,242	1983	1983	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 1987 Heated Area: 1504 HX Base Yr 1987



5344 GREAT OAK CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		224,453
TOTAL MARKET OB/XF VALUE		4,710
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		579,163
SOH/AGL Deduction		409,445
ASSESSED VALUE		169,718
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		113,996
TOTAL JUST VALUE		579,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2504/1166	10/07/2021	QC	U	I	11	100
GRANTOR: WILLAFORD MELINDA D						
GRANTEE: WILLAFORD MICHAEL						
0481/0345	2/01/1986	WD	Q	I		95,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S11 FGR=[YR=1993] S35 E20 N35 W20 $ E20 S13 E16 S12 E25 N36$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0810	CONCRETE A	0	100	0	0	934.00	SF	6.50	6.50	100	1983	1983	3	38	2,307	
3	1242	WD DECK A	0	100	25	12	300.00	SF	10.00	10.00	100	1990	1990	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 4,710

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	350,000.00	350,000.00	350,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS