LOT 50
IN OR 678 PG 1564
FLORENCE POINT PB 4/109 & 110

BARCLAY CAROLYN K
5342 GREAT OAK COURT
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0250-0050-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

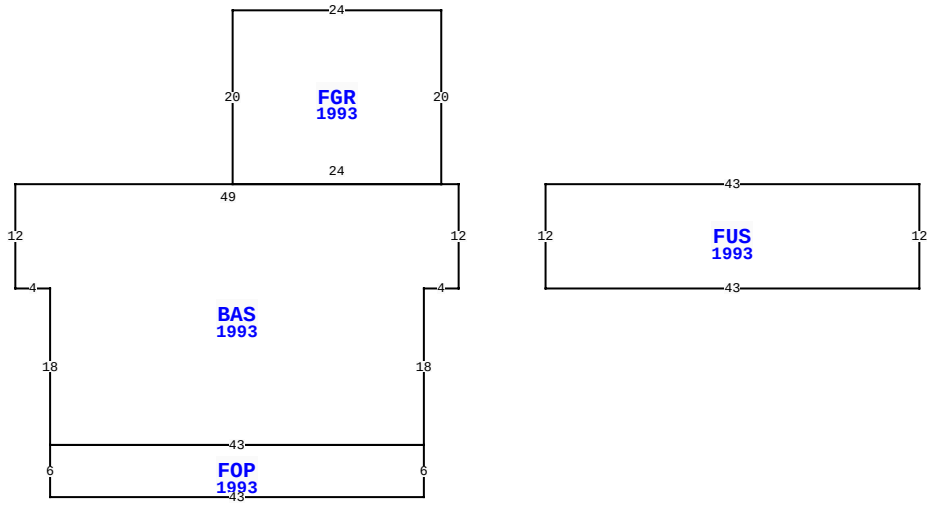
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,386 | 100 | 1993 | 1,386 | 165,203 |
| FGR | 480 | 55 | 1993 | 264 | 31,468 |
| FOP | 258 | 30 | 1993 | 77 | 9,178 |
| FUS | 516 | 100 | 1993 | 516 | 61,504 |
| TOTALS | 2,640 | | | 2,243 | 267,353 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,243 | 113.5820 | 149.93 | 336,293 | 1983 | 1983 | 0 | 0 | 0 | 20.50 | 79.50 |

1 SNGL FAM – 100% - 1994 Heated Area: 1902 HX Base Yr 1994




5342 GREAT OAK CT, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 267,353 |
| TOTAL MARKET OB/XF VALUE | | 8,342 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 625,695 |
| SOH/AGL Deduction | | 448,614 |
| ASSESSED VALUE | | 177,081 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,722 |
| BASE TAXABLE VALUE | | 76,359 |
| TOTAL JUST VALUE | | 625,695 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 613,530 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0678/1564 | 4/13/1993 | WD | Q | I | | 105,000 |
| GRANTOR: GROAT TIMOTHY &LINDA | | | | | | |
| GRANTEE: BARCLAY CAROLYN K | | | | | | |
| 0403/0516 | 11/01/1983 | WD | U | V | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W2 FGR=[YR=1993] N20 W24 S20 E24$ W49 S12 E4 S18 FOP=[YR=1993] S6 E43 N6 W43$ E43 N18 E4 N12$ PTR= E10 FUS=[YR=1993] E43 S12 W43 N12$ W10$.

## 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 | 2.00 | UT | 3,500.00 | 3,500.00 | 100 | 1983 | 1983 | 3 | 51.5 | 3,605 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 422.00 | SF | 6.50 | 6.50 | 100 | 1983 | 1983 | 3 | 38 | 1,042 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 24 | 14 | 336.00 | SF | 10.00 | 10.00 | 100 | 1989 | 1989 | 3 | 20 | 672 | |
| 4 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,608.00 | SF | 4.00 | 4.00 | 100 | 1986 | 1986 | 3 | 47 | 3,023 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,342

| 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