PT OF LOT 10 IN OR 2688/392
(EX PT IN OR 865/710)
SURHER TRACT SUB DBK 39/289

CLEMONS JOHN L/E/
5425 MARY AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0820-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

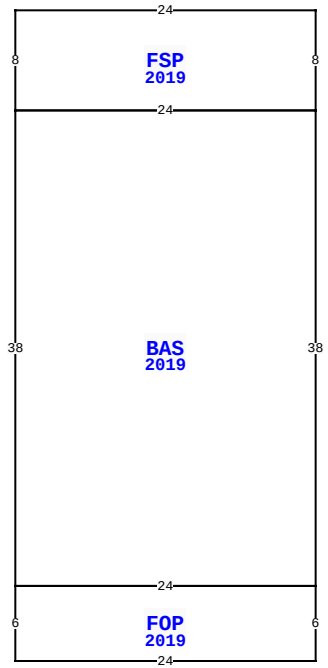
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	2019	912	136,334
FOP	144	30	2019	43	6,428
FSP	192	40	2019	77	11,511
TOTALS	1,248			1,032	154,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,032	115.5600	152.54	157,421	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 912 HX Base Yr 2021



5425 MARY AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		154,273
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		379,273
SOH/AGL Deduction		217,799
ASSESSED VALUE		161,474
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,752
TOTAL JUST VALUE		379,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000879	CO ISSUED	0	01/30/2020
B1903709	NEW CONSTR	118,154	04/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/392	1/04/2024	WD	U	I	11	100
GRANTOR: CLEMONS JOHN W						
GRANTEE: PASHLEY WHITNEY CLE						
2607/0750	12/08/2022	QC	U	I	11	100
GRANTOR: LEWIS KIMBERLY SUZANN						
GRANTEE: CLEMONS JOHN W						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W24 S8 BAS=[YR=2019] S38 FOP=[YR=2019] S6 E24 N6 W24$ E24 N38 W24$ E24 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000							

REVIEW DATE 01/15/2020 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS