LOT 3
IN OR 2238/64
PHOENIX WALK PB 5/55

LINEHAN IRREVOCABLE TRUST/LINEHAN KELLY T TRUSTEE
5 ZACHARY CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1635-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

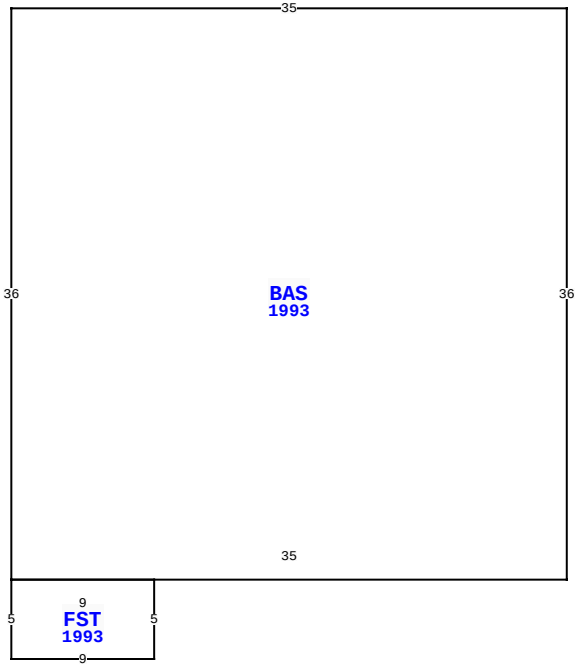
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1993	1,260	162,590
FST	45	55	1993	25	3,226
TOTALS	1,305			1,285	165,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,285	161.3040	161.30	207,270	1984	1984	0	0	0	20.00	80.00

1 TOWNHOUSE – 100% - 2019 Heated Area: 1260 HX Base Yr 2019



5 ZACHARY CT, FERNANDINA BEACH

BLD DATE	03/03/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,816
TOTAL MARKET OB/XF VALUE		4,498
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		495,314
SOH/AGL Deduction		239,503
ASSESSED VALUE		255,811
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,089
TOTAL JUST VALUE		495,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060663	REPAIR/RRF	9,500	04/01/2006
20060641	REPAIR/RRF	650	03/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2238/0064	11/15/2018	WD	Q	I	02	290,000
GRANTOR: BORUM NEIL A & KAY R						
GRANTEE: LINEHAN IRREVOCABLE						
1443/1911	9/12/2006	WD	Q	I		250,000
GRANTOR: MAY WILLIAM & AMANDA						
GRANTEE: BORUM NEIL A & KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S36 FST=[YR=1993] S5 E9 N5 W9$ E35 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	1984	1984	3	54	1,890	
2	0801	ASPHALT A	0	100	0	0	374.00	SF	3.00	3.00	100	1984	1984	3	50	561	
3	0855	CONC PAVER	0	100	0	0	191.00	SF	10.00	10.00	100	2005	2005	3	84	1,604	
4	1126	CB/STC 8"	0	100	0	0	135.00	SF	8.00	8.00	100	1984	1984	3	41	443	

LAND DESCRIPTION

TOTAL OB/XF 4,498

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	000310	C	TOWNHOUSE	100		R-1	39.00	104.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS