BLOCK 5 LOT 38
AMERICAN BEACH SUB 1 PB 2/42

JONES CAROLYN D LIVING TRUST/JONES CAROLYN D TRUST
5431 OCEAN BLVD
FERNANDINA BEACH, FL 32034

2026

00-00-30-010A-0005-0380

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06

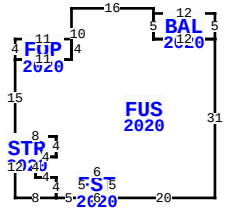
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

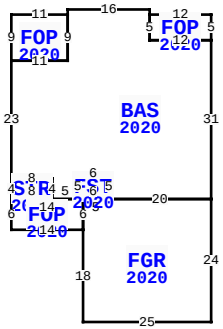
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	60	15	2020	9	2,007
BAS	1,199	100	2020	1,199	267,274
FGR	600	55	2020	330	73,562
FOP	44	30	2020	13	2,898
FOP	60	30	2020	18	4,012
FOP	60	30	2020	18	4,012
FOP	84	30	2020	25	5,573
FOP	90	30	2020	27	6,019
FOP	99	30	2020	30	6,688
FOP	99	30	2020	30	6,688
TOTALS	4,979			4,068	906,815

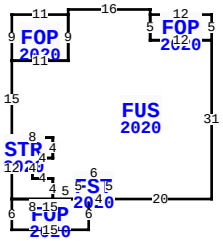
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,068	137.7288	228.63	930,067	2020	2020	0	0	0	2.50	97.50

1 SFR CUST 100% - 2026 Heated Area: 3501 HX Base Yr 2026







** This building has 18 Sub-Areas

5431 OCEAN BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		906,815
TOTAL MARKET OB/XF VALUE		13,260
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,370,075
SOH/AGL Deduction		0
ASSESSED VALUE		1,370,075
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,318,664
TOTAL JUST VALUE		1,370,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,339,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008648	CO ISSUED	0	01/15/2021
1911599	NEW CONSTR	478,636	11/06/2019
B1803376	DEMOLITION	0	04/01/2018
0443	REPAIR/RRF	2,975	08/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2762/307	1/10/2025	WD	U	I	30	595,200
GRANTOR: STRATMAN REAL ESTATE						
GRANTEE: JONES CAROLYN D LIV						
2187/1358	4/03/2018	WD	U	I	37	165,000
GRANTOR: BRADLEY JAMES P						
GRANTEE: STRATMAN REAL ESTAT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W12 BAS=[YR=2020] N1 W16 S1 FOP=[YR=2020] W11 S9 E11 N9 $ S9 W11 S23 STR=[YR=2020] S4 FOP=[YR=2020] S6 E14 FGR=[YR=2020] S18 E25 N24 W20 FST=[YR=2020] N5 W6 S5 E6 $ W5 S6$ N6 W14 $ E8 N4 W8 $ E8 S4 E5 N5 E6 S5 E20 N31 W12 N5$ S5 E12 N5 $ PTR = E30 FOP=[YR=2020] E11 FUS=[YR=2020] N1 E16 S1 FOP=[YR=2020] E12 S5 W12 N5 $ S5 E12 S31 W20 FST=[YR=2020] W4 FOP=[YR=2020] S6 W15 N6 STR=[YR=2020] N12 E8 S4 W4 S4 E4 S4 W8 $ E15 $ W2 N5 E6 S5 $ N5 W6 S5 W5 N4 W4 N4 E4 N4 W8 N15 E11 N9 $ S9 W11N9 $W30$ PTR= N30 STR=[YR=2020] N12 FUS=[YR=2020] N15 FOP=[YR=2020] N4 E11 S4 W11 $ E11 N10 E16 S1 BAL=[YR=2020] E12 S5 W12 N5 $ S5 E12 S31 W20 FST=[YR=2020] W6 N5 E6 S5 $ N5 W6 S5 W5 N4 W4 N4 E4

EXTRA FEATURES

L N	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	0409	ELEVATOR R	0	100	0	0	1.00	UT	13,260.00	13,260.00	100	2020	2020	3	100	13,260	

LAND DESCRIPTION

TOTAL OB/XF 13,260

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	9,000.00	9,000.00	450,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS