BLOCK 5 LOT 39
AMERICAN BEACH SUB 1 PB 2/42

HARRIS KENNETH/LEWIS KAREN B LIVING TRUST
901 CALHOUN STREET
FERNANDINA BEACH, FL 32034

2026

00-00-30-010A-0005-0390

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

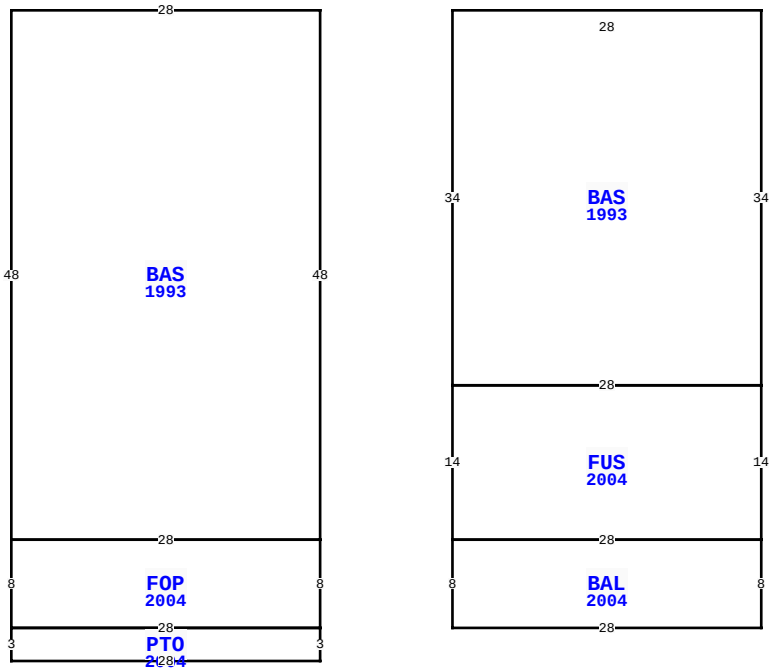
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	224	15	2004	34	1,958
BAS	952	100	1993	952	54,826
BAS	1,344	100	1993	1,344	77,402
FOP	224	30	2004	67	3,859
FUS	392	100	2004	392	22,576
PTO	84	5	2004	4	231
TOTALS	3,220			2,793	160,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,793	77.5200	81.40	227,350	1963	1970	0	0	0	29.25	70.75

1 SINGLE FAM 0% - 0 Heated Area: 2688 HX Base Yr



5437 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	160,850
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	610,850
SOH/AGL Deduction	136,965
ASSESSED VALUE	473,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	473,885
TOTAL JUST VALUE	610,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	604,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313505	ROOF	2,200	06/01/2013
R034720	REPAIR/RRF	1,000	01/01/2003
B0210457	ADDITION	39,000	11/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2777/868	3/18/2025	SW	U	I	11	100
GRANTOR: LEWIS KAREN						
GRANTEE: LEWIS KAREN B LIVIN						
1819/0411	10/10/2012	PR	U	I	11	100
GRANTOR: HARRIS KENNETH & KARE						
GRANTEE: HARRIS KENNETH & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S48 FOP=[YR=2004] S8 PTO=[YR=2004] S3 E28 N3 W28 $ E28 N8 W28 $ E28 N48 $ PTR= E40 BAS=[YR=1993] W28 S34 FUS=[YR=2004] S14 BAL=[YR=2004] S8 E28 N8 W28 $ E28 N14 W28 $ E28 N34 $ W40 $.

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	0	0006	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