BLOCK 6 LOT 42
IN OR 1397/140
AMERICAN BEACH SUB # 1 PB 2/42

KING DIONE RENEE
6838 CLEVELAND RD
JACKSONVILLE, FL 32209

2026

00-00-30-010A-0006-0420

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

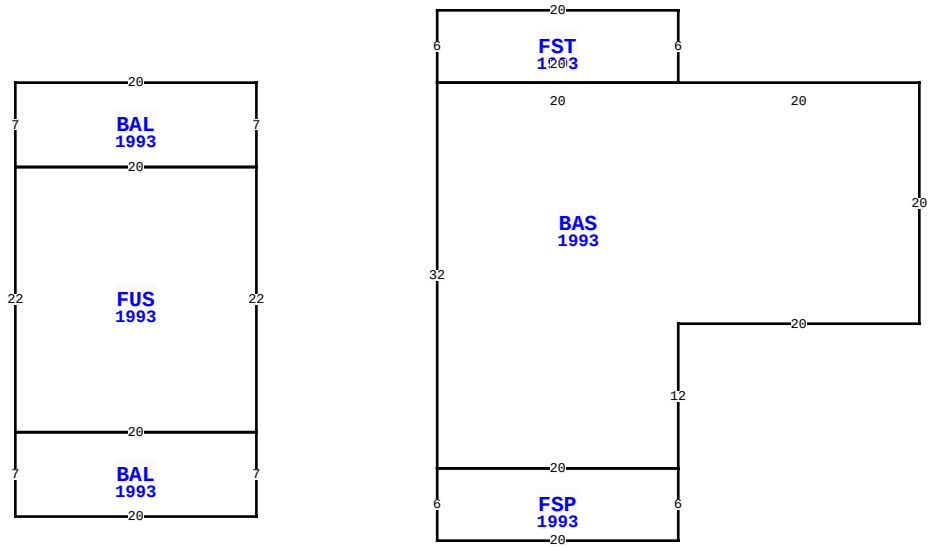
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	140	15	1993	21	1,514
BAL	140	15	1993	21	1,514
BAS	1,040	100	1993	1,040	75,000
FSP	120	40	1993	48	3,462
FST	120	55	1993	66	4,760
FUS	440	100	1993	440	31,731
TOTALS	2,000			1,636	117,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,636	113.4240	119.10	194,848	1940	1950	0	0	0	39.45	60.55

1 SINGLE FAM 0% - 0 Heated Area: 1480 HX Base Yr



5455 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	117,980
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	567,980
SOH/AGL Deduction	146,846
ASSESSED VALUE	421,134
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	421,134
TOTAL JUST VALUE	567,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	566,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94E724	CHNGE SRVC	100	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/0140	3/17/2006	WD	U	I	21	100
GRANTOR: SHAW LEANDER J						
GRANTEE: KING DIONE RENEE						
0697/0053	1/25/1994	WD	Q	I		40,000
GRANTOR: MIAMI MORTGAGE ASSOC						
GRANTEE: SHAW LEANDER J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FST=[YR=1993] N6 W20 S6 E20 $ W20 S32
FSP=[YR=1993] S6 E20 N6 W20 $ E20 N12 E20 N20 $ PTR= W55
BAL=[YR=1993] W20 S7 FUS=[YR=1993] S22 BAL=[YR=1993] S7 E20
N7 W20 $ E20 N22 W20 $ E20 N7 $ E55 $.

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		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