BLOCK 6 LOTS 44 & 45
IN OR 391/252 & OR 1808/426
AMERICAN BEACH SUB 1 PB 2/42

ADAMS HENRY LEE JR & BERNICE E/
5467 OCEAN BLVD
FERNANDINA BEACH, FL 32034

2026

00-00-30-010A-0006-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

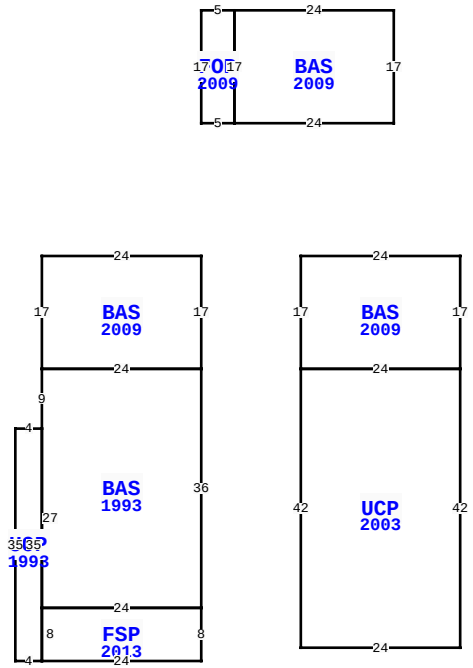
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	78,896
BAS	408	100	2009	408	37,257
BAS	408	100	2009	408	37,257
BAS	408	100	2009	408	37,257
FOP	85	30	2009	26	2,374
FSP	192	40	2013	77	7,031
UCP	1,008	20	2003	202	18,446
UOP	140	20	1993	28	2,557
TOTALS	3,513			2,421	221,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,421	99.9600	104.96	254,108	1984	1998	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2008 Heated Area: 2088 HX Base Yr 2008



5467 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		221,074
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		720,000
TOTAL MARKET VALUE		941,074
SOH/AGL Deduction		606,555
ASSESSED VALUE		334,519
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		283,108
TOTAL JUST VALUE		941,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		933,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14484	MECH OTHER	4,000	04/01/2009
B22261	ADDITION	233,000	02/01/2009
R11744	REPAIR/RRF	1,700	02/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0391/0252	6/01/1983	FS	U	V		100
GRANTOR:						
GRANTEE:						
0262/0365	4/10/1978	WD	U	V		2,100
GRANTOR: MOORE ALPHA H						
GRANTEE: WILLIAMS P WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W24 S17 BAS=[YR=1993] S9 UOP=[YR=1993] W4 S35E4 FSP=[YR=2013] E24 N8 W24 S8 $ N35 $ S27 E24 N36 W24$ E24 N17$ PTR= E15 BAS=[YR=2009] E24 S17 UCP=[YR=2003] S42 W24 N42 E24$ W24 N17$ W15$ PTR=N20 FOP=[YR=2009] N17 E5 BAS=[YR=2009] E24 S17 W24 N17$ S17 W5$ S20$.

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	0.80	9,000.00	7,200.00	360,000							
2	000100	C	RES	100		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	0.80	9,000.00	7,200.00	360,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 720,000 Market: 0 Agricultural: 0 Common: 720,000 PRINTED 07/09/2026 BY SYS