BLOCK 10 LOT 77
IN OR 522 PG 630 &
PT OF VACATED PRICE ST

GROOMES ELDRIGE A & MICHELLE R
2033 WEST 14TH STREET
JACKSONVILLE, FL 32209

2026

00-00-30-010A-0010-0770

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

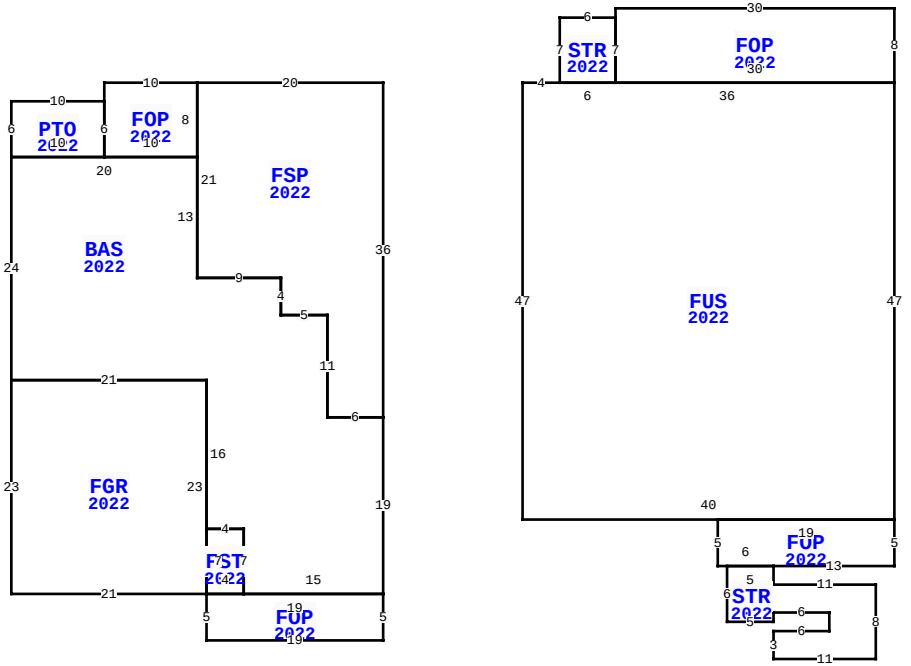
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	999	100	2022	999	220,787
FGR	483	55	2022	266	58,788
FOP	80	30	2022	24	5,304
FOP	95	30	2022	28	6,188
FOP	95	30	2022	28	6,188
FOP	240	30	2022	72	15,912
FSP	530	40	2022	212	46,854
FST	28	55	2022	15	3,316
FUS	1,880	100	2022	1,880	415,494
PTO	60	5	2022	3	663
TOTALS	4,638			3,542	782,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,542	134.4816	223.24	790,716	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 0% - 0 Heated Area: 2879 HX Base Yr



** This building has 12 Sub-Areas

5468 JAMES ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	782,809
TOTAL MARKET OB/XF VALUE	14,101
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	1,171,910
SOH/AGL Deduction	134,036
ASSESSED VALUE	1,037,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,037,874
TOTAL JUST VALUE	1,171,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,146,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007387	CO ISSUED	0	05/12/2022
20003959	NEW CONSTR	396,016	06/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0522/0630	7/16/1987	WD	U	V		11,000

GRANTOR: MCKINNON BESSIE H

GRANTEE: GROOMES ELDRIGE

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W20 FOP=[YR=2022] W10 S2 PTO=[YR=2022] W10 S6 BAS=[YR=2022] S24 FGR=[YR=2022] S23 E21 FOP=[YR=2022] S5E19 N5W19$FST=[YR=2022] E4N7W4S7$ N23W21 $ E21 S16 E4 S7 E15 N19 W6 N11 W5N4W9N13W20$ E10N6$S6E10N8$ S21E9S4E5S11E6N36$ PTR=E15 FUS=[YR=2022] E4 STR=[YR=2022] N7E6 FOP=[YR=2022] N1E30S8W30N7$ S7W6$ E36 S47 FOP=[YR=2022] S5 W13 STR=[YR=2022] S2E11S8W11N3E6N2W6S1W5 N6E5$ W6N5E19$ W40 N47$ W15$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2022	2022	3	100	10,000	
6	0820	WOOD WALK	0	0	0	0	196.00	SF	11.75	11.75	100	2022	2022	3	74	1,704	
7	0820	WOOD WALK	0	0	0	0	48.00	SF	11.75	11.75	100	2022	2022	3	74	417	

LAND DESCRIPTION

TOTAL OB/XF 14,101

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	7,500.00	7,500.00	375,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/09/2026 BY SYS