BLOCK 12 LOT 14
AMERICAN BEACH SUB #2 PB 3/6

FERRAGAMO FAMILY TRUST/FERRAGAMO MICHAEL C & SHIRL
5466 ERVIN ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-010B-0012-0140

BUILDING CHARACTERISTICS

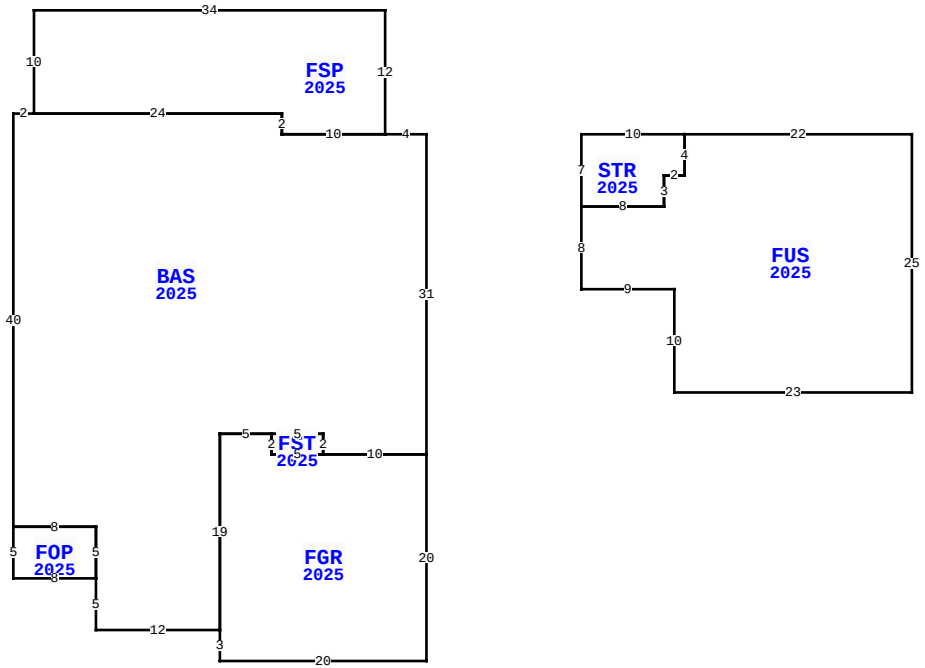
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,532	100	2025	1,532	272,941
FGR	410	55	2025	226	40,264
FOP	40	30	2025	12	2,138
FSP	360	40	2025	144	25,655
FST	10	55	2025	6	1,069
FUS	646	100	2025	646	115,091
STR	64	10	2025	6	1,069
TOTALS	3,062			2,572	458,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,572	107.3280	178.16	458,228	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 2178 HX Base Yr 2025



5466 ERVIN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	458,228
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	836,728
SOH/AGL Deduction	131,800
ASSESSED VALUE	704,928
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	653,517
TOTAL JUST VALUE	836,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	820,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008493	REPLACEMENT- TWO	354,430	07/22/2024
B230008646	3013T 2183H 421G	354,430	07/06/2023
20215358	DEMOLITION	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/123	6/20/2023	WD	Q	V	02	450,000
GRANTOR: AMCO ENTERPRISES INC						
GRANTEE: FERRAGAMO MICHAEL C						
2501/0668	9/28/2021	WD	Q	V	05	600,000
GRANTOR: PENSCO TRUST COMPANY						
GRANTEE: AMCO ENTERPRISES IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,0] W4 W10 N2 W24 W2 S40 E8 S5 S5 E12 N19 E5 E5 S2 E10 N31 $
FUS=[YR=2025;ORIG=15,0] E22 S25 W23 N10 W9 N8 E8 N3 E2 N4 $
FGR=[YR=2025;ORIG=-30,29] E5 S2 E5 E10 S20 W20 N3 N19 $
FSP=[YR=2025;ORIG=-14,0] W10 N2 W24 N10 E34 S12 $
STR=[YR=2025;ORIG=5,0] E10 S4 W2 S3 W8 N7 $
FOP=[YR=2025;ORIG=-50,38] E8 S5 W8 N5 $
FST=[YR=2025;ORIG=-25,29] E5 S2 W5 N2 $
.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 08/27/2024 BY DJ Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/09/2026 BY SYS