BLOCK 16 LOT 16
AMERICAN BEACH 2 PB 3/6

HOLZENDORF ELIPHAZ M III
5466 LEONARD STREET
FERNANDINA BEACH, FL 32034

2026

00-00-30-010B-0016-0160

BUILDING CHARACTERISTICS

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

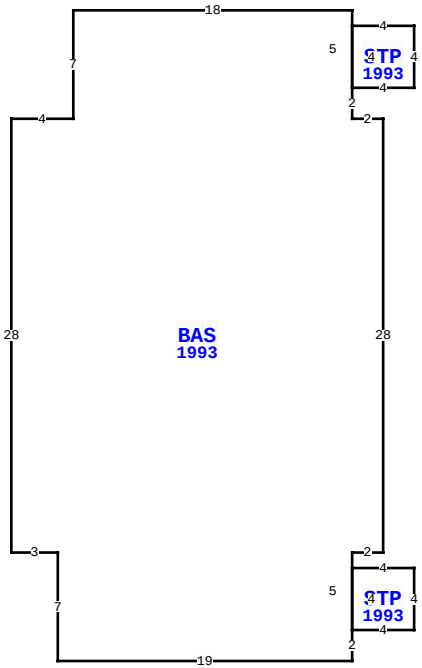
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	931	100	1993	931	77,907
STP	16	10	1993	2	167
STP	16	10	1993	2	167
TOTALS	963			935	78,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	935	101.5200	106.60	99,671	1958	1968	0	0	0	21.50	78.50

1 SINGLE FAM 0% - 0 Heated Area: 931 HX Base Yr



5466 LEONARD 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	78,242
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	353,842
SOH/AGL Deduction	151,531
ASSESSED VALUE	202,311
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,311
TOTAL JUST VALUE	353,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0108870	CHNGE SRVC	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/0335	12/31/2019	WD	U	I	30	170,000
GRANTOR: HOLZENDORF ELIPHAZ JR						
GRANTEE: HOLZENDORF ELIPHAZ						
1023/1551	12/07/2001	QC	Q	I	01	100
GRANTOR: HOLZENDORF GLORIA						
GRANTEE: HOLZENDORF ELIPHAZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S7 W4 S28 E3 S7 E19 N2 STP=[YR=1993] E4 N4 W4 S4$ N5 E2 N28 W2 N2 STP=[YR=1993] E4 N4 W4 S4$ N5$.

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	0910	SCRN RM L	0	0	20	10	200.00	SF	15.00	15.00	100	1990	1990	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0007	RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000							

REVIEW DATE 01/11/2024 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS