BLOCK 17 LOT 2
AMERICAN BEACH SUB 2 PB 3/6

EDWARDS CHARLES E L/E/EDWARDS DOROTHY S L/E
PO BOX 112
FOLKSTON, GA 31537

2026

00-00-30-010B-0017-0020

BUILDING CHARACTERISTICS

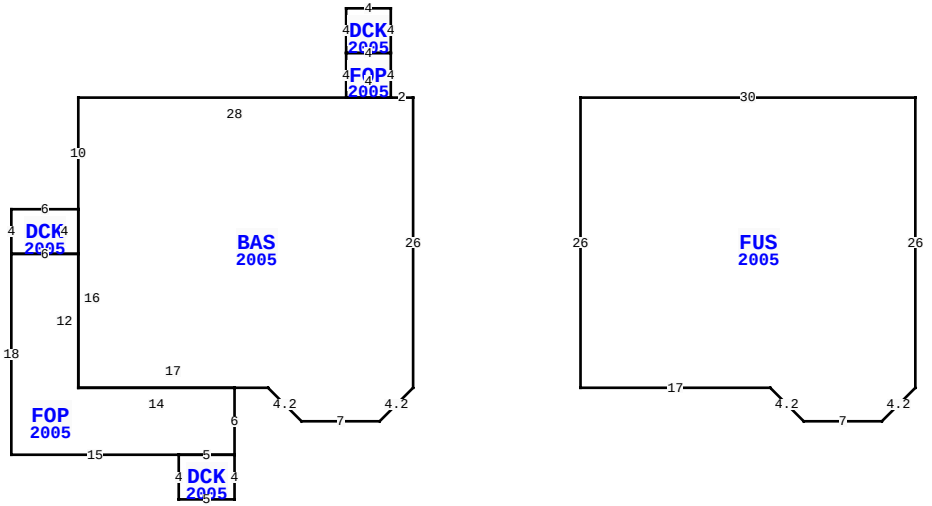
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	810	100	2005	810	88,885
DCK	16	10	2005	2	219
DCK	20	10	2005	2	219
DCK	24	10	2005	2	219
FOP	16	30	2005	5	549
FOP	192	30	2005	58	6,364
FUS	810	100	2005	810	88,885
TOTALS	1,888			1,689	185,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,689	115.8000	121.59	205,366	2005	2005	0	0	0	9.75	90.25

1 SINGLE FAM 0% - 0 Heated Area: 1620 HX Base Yr



5461 LEONARD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	185,343
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	460,343
SOH/AGL Deduction	161,158
ASSESSED VALUE	299,185
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,185
TOTAL JUST VALUE	460,343
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509665	H/AC	0	05/01/2005
R07553	REPAIR/RRF	2,000	04/01/2005
E14610	ELEC OTHER	3,500	03/01/2005
P09225	OTHER	0	03/01/2005
B14685	NEW CONSTR	106,558	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/642	12/18/2024	DG	U	I	11	100
GRANTOR: EDWARDS CHARLES E						
GRANTEE: EDWARDS GUINN REGIN						
399/4	8/10/1983	WD	Q	V		8,500
GRANTOR: MORGAN FRANK SR & EMM						
GRANTEE: EDWARDS CHARLES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 FOP=[YR=2005] N4 DCK=[YR=2005] N4 W4 S4 E4$ W4 S4 E4$ W28 S10 DCK=[YR=2005] W6 S4 FOP=[YR=2005] S18 E15 DCK=[YR=2005] S4 E5 N4 W5$ E5 N6 W14 N12 W6$ E6 N4$ S16 E17 D3 R3 E7 U3 R3 N26$ PTR=E15 FUS=[YR=2005] E30S26 L3 D3 W7 U3 L3 W17 N26$ 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

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	0007	RSF-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS