LOT 1
IN OR 1990/41
BELLE GLADE SUB PB 3/55

DAVISON PAUL S & MELISSA D
4998 KAREN ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-0140-0001-0000

BUILDING CHARACTERISTICS

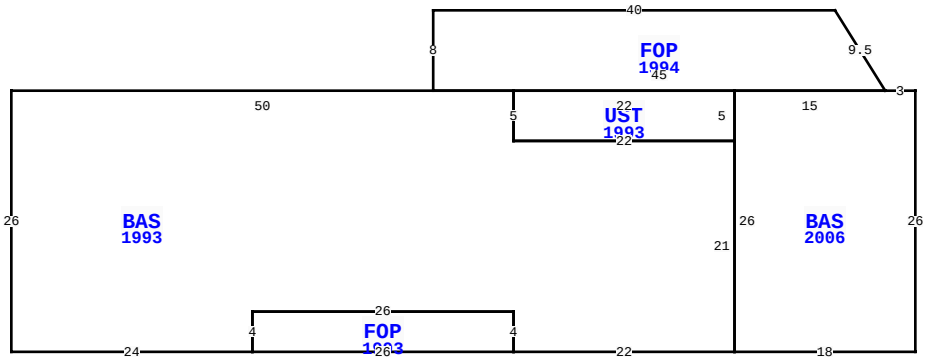
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	3047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1993	1,658	247,585
BAS	468	100	2006	468	69,885
FOP	104	30	1993	31	4,629
FOP	340	30	1994	102	15,232
UST	110	45	1993	50	7,467
TOTALS	2,680			2,309	344,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,309	105.6440	175.37	404,929	1963	2000	0	0	0	14.85	85.15

1 SFR CUST 100% - 2021 Heated Area: 2126 HX Base Yr 2021



4998 KAREN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 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		344,797
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		382,500
TOTAL MARKET VALUE		727,297
SOH/AGL Deduction		368,645
ASSESSED VALUE		358,652
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		307,241
TOTAL JUST VALUE		727,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		716,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6789	XFOB	6,256	10/11/1990
5977	XFOB	1,870	09/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1990/0041	7/01/2015	WD	Q	I	01	248,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: DAVISON PAUL S & ME						
1949/1159	12/01/2014	CT	U	I	18	143,000
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W3FOP=[YR=1994] U8 L5 W40S8
E45$W15UST=[YR=1993] W22BAS=[YR=1993] W50 S26E24FOP=[YR=1993]
E26N4W26S4$N4E26 S4E22 N21W22N5$S5E22N5$S26E18 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	255,000.00	382,500.00	382,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 07/09/2026 BY SYS