LOT 4 & N10 FT OF LOT 5
BELLE GLADE SUB PB 3/55

DOTSON LAURA ELLEN L/E/
5005 KAREN ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-0140-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 03

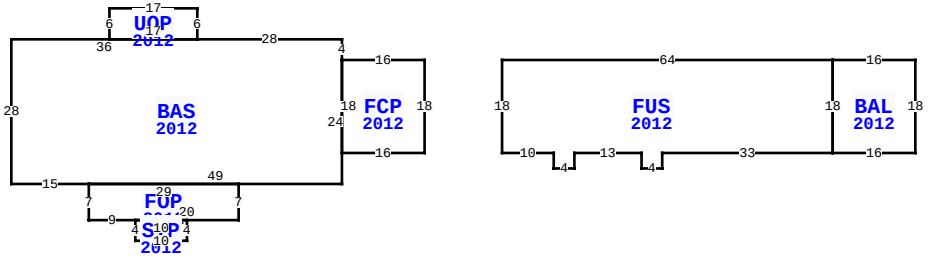
NEIGHBORHOOD/LOC 3047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	288	15	2012	43	8,481
BAS	1,792	100	2012	1,792	353,421
FCP	288	25	2012	72	14,200
FOP	203	30	2012	61	12,030
FUS	1,176	100	2012	1,176	231,933
STP	40	10	2012	4	789
UOP	102	20	2012	20	3,944
TOTALS	3,889			3,168	624,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	12	3,168	220.8506	209.81	664,678	2012	2012	0	0	0	6.00	94.00

1 SFR MODULR 100% - 2021 Heated Area: 2968 HX Base Yr 2021



5005 KAREN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		642,593
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		897,593
SOH/AGL Deduction		507,359
ASSESSED VALUE		390,234
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		338,823
TOTAL JUST VALUE		897,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		873,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220008749	NEW CRPT	40,000	01/03/2023
21016796	GARAGE	46,152	12/03/2021
B25615	CO ISSUED	0	12/05/2012
E25244	MODULAR	0	07/01/2012
G01760	GAS	900	07/01/2012
B26230	ADDITION	65,000	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2779/868	1/08/2025	QC	U	I	11	100
GRANTOR: DOTSON LAURA ELLEN						
GRANTEE: MCMULLAN WILLIAM W						
2578/0906	7/18/2022	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: DOTSON LAURA ELLEN						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2012] W16 BAS=[YR=2012] N4 W28 UOP=[YR=2012] N6 W17 S6 E17$ W36 S28 E15 FOP=[YR=2012] S7 E9 STP=[YR=2012] S4 E10 N4 W10$ E20 N7 W29$ E49 N24$ S18 E16 N18$ PTR=E15 FUS=[YR=2012] E64 BAL=[YR=2012] E16 S18 W16 N18$ S18 W33 S3 W4 N3 W13 S3 W4 N3 W10 N18$ W15$.

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	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS

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BELLE GLADE SUB PB 3/55

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FERNANDINA BEACH, FL 32034

2026

00-00-30-0140-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

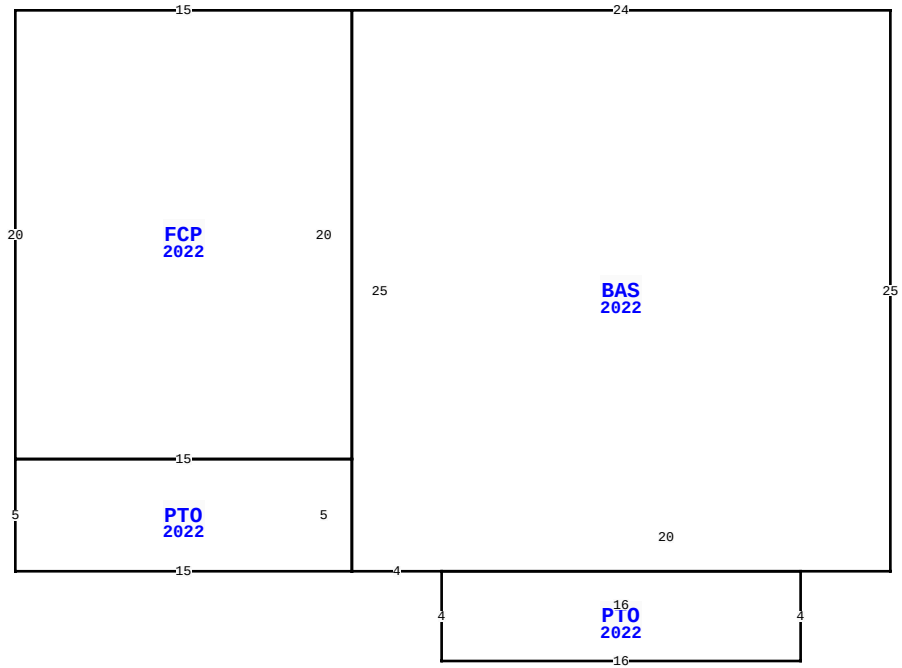
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2022	600	15,656
FCP	300	25	2022	75	1,957
PTO	64	5	2022	3	79
PTO	75	5	2022	4	105
TOTALS	1,039			682	17,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	682	68.9700	26.90	18,346	2022	2022	0	0	0	3.00	97.00

3 GARAGE RES 100% - 2021 Heated Area: 600 HX Base Yr 2021



5005 KAREN ST, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		897,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		873,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25050	MODULAR	0	05/01/2012
M17221	MODULAR	0	05/01/2012
B25285	DEMO	2,810	11/01/2011
B17458	MH MOVE-ON	0	07/05/2006
E0617438	ELEC OTHER	0	06/01/2006
P0611181	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2779/868	1/08/2025	QC	U	I	11	100
GRANTOR: DOTSON LAURA ELLEN						
GRANTEE: MCMULLAN WILLIAM W						
2578/0906	7/18/2022	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: DOTSON LAURA ELLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 FCP=[YR=2022] W15 S20 PTO=[YR=2022] S5 E15 N5 W15$ E15 N20 $ S25 E4 PTO=[YR=2022] S4E16 N4 W16$ E20 N25$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS