

RAPPORT REVOCABLE LIVING TRUST/RAPPORT LELAND W TR
5007 KAREN STREET
FERNANDINA BEACH, FL 32034

00-00-30-0140-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
Exterior Wall		10	ABOVE AVG 100			0200	12	1,806	244.7700	232.53	419,949	2006	2015	0	0	0	4.50	95.50	VALUATION BY					STANDARD																					
Roof Structure		03	GABLE/HIP 100			1 SFR MODULR 100% - 2022										Heated Area: 1740										HX Base Yr 2022																			
Roof Cover		03	COMP SHNGL 100			30 58 58 30 7 7 4 4 BAS 2006 FOP 2006 DCK 2006																				Tax Group: 8										Tax Dist:									
Interior Wall		05	DRYWALL 100													BUILDING MARKET VALUE										401,051																			
Interior Floor		11	CLAY TILE 80													TOTAL MARKET OB/XF VALUE										8,536																			
Interior Floor		14	CARPET 20													TOTAL LAND VALUE - MARKET										255,000																			
Air Condition		03	CENTRAL 100													TOTAL MARKET VALUE										664,587																			
Heating Type		04	AIR DUCTED 100													SOH/AGL Deduction										230,852																			
Bedrooms			3 100													ASSESSED VALUE										433,735																			
Bathrooms			2 100													TOTAL EXEMPTION VALUE										HX HB 51,411																			
Frame		02	WOOD FRAME 100													BASE TAXABLE VALUE										382,324																			
Stories Units		1.	1. 100 0 100													TOTAL JUST VALUE										664,587																			
						NCON VALUE										0																													
						INCOME VALUE																																							
						PREVIOUS YEAR MKT VALUE										641,451																													
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																																								
BAS	1,740	100	2006	1,740	386,395																																								
DCK	28	10	2006	3	667																																								
FOP	210	30	2006	63	13,990																																								
TOTALS		1,978			1,806	401,051																																							
EXTRA FEATURES					5007 KAREN ST, FERNANDINA BEACH										BLD DATE					LGL DATE					04/09/2026 MLU																				
															XF DATE					LAND DATE																									
															INC DATE					AG DATE																									
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																													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080																														
2	1242	WD DECK A	0 100	0	0	1,319.00	SF	10.00	10.00	100	2006	2006	3	22	2,902																														
3	1242	WD DECK A	0 100	0	0	249.00	SF	10.00	10.00	100	2006	2006	3	22	548																														
5	0940	SHEDS/PORT	0 100	16	19	304.00	SF	30.00	30.00	100	2006	2006	3	22	2,006																														
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