LOT 6
IN OR 1780/1816
BELLE GLADE SUB PB 3/55

DAVISON PAUL S & MELISSA D
5009 KAREN STREET
FERNANDINA BEACH, FL 32034

2026

00-00-30-0140-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

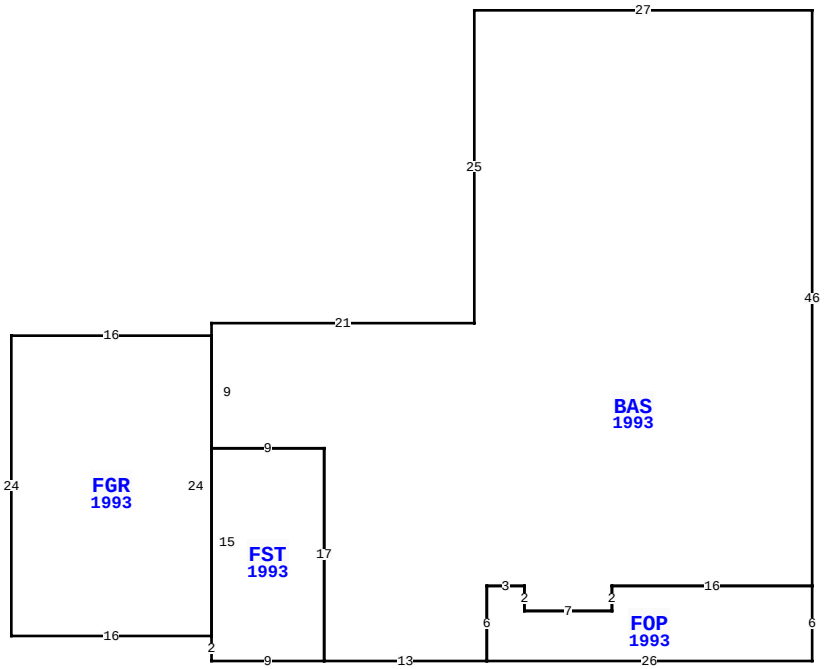
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	3047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1993	1,676	200,545
FGR	384	55	1993	211	25,247
FOP	142	30	1993	43	5,146
FST	153	55	1993	84	10,051
TOTALS	2,355			2,014	240,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,014	104.6640	145.48	292,997	1983	1983	0	0	0	17.75	82.25

1 SNGL FAM 0% - 0 Heated Area: 1676 HX Base Yr



5009 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	240,990
TOTAL MARKET OB/XF VALUE	14,519
TOTAL LAND VALUE - MARKET	255,000
TOTAL MARKET VALUE	510,509
SOH/AGL Deduction	132,083
ASSESSED VALUE	378,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	378,426
TOTAL JUST VALUE	510,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	501,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230011182	351-20*42 W12*20R	35,899	09/01/2023
4002	N/A	6,428	04/07/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1780/1816	2/10/2012	WD	Q	I	02	174,000
GRANTOR: WHELAN WILLIAM P & PH						
GRANTEE: DAVISON PAUL S & ME						
1341/1964	8/15/2005	WD	Q	I	01	100
GRANTOR: WHELAN PHYLLIS C & WI						
GRANTEE: WHELAN WILLIAM P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S25 W21 S1 FGR=[YR=1993] W16 S24 E16
FST=[YR=1993] S2 E9 N17 W9 S15$ N24$ S9 E9 S17 E13
FOP=[YR=1993] E26 N6 W16 S2 W7 N2 W3 S6$ N6 E3 S2 E7 N2 E16
N46$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	
4	0351	CARPORT MT	0	0	30	20	600.00	SF	10.00	10.00	100	2025	2024		97	5,820	
5	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2025	2024		97	6,984	

LAND DESCRIPTION

TOTAL OB/XF 14,519

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		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 04/10/2024 BY DJ Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS