LOT 14
(EX OR 2269/693)
BELLE GLADE SUB PB 3/55

JAC BUILDING SERVICES LLC
108 JULINGTON PLAZA DRIVE
ST JOHNS, FL 32259

2026

00-00-30-0140-0014-0000

BUILDING CHARACTERISTICS

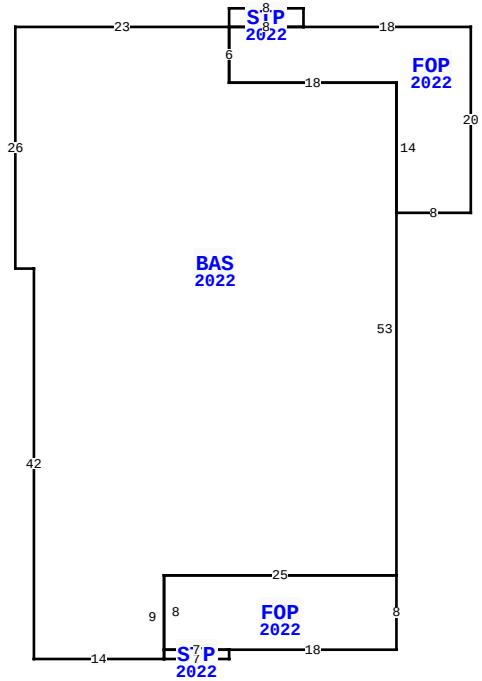
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,371	100	2022	2,371	575,368
FOP	200	30	2022	60	14,560
FOP	268	30	2022	80	19,414
STP	7	10	2022	1	243
STP	16	10	2022	2	485
TOTALS	2,862			2,514	610,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,514	147.6634	245.12	616,232	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 0% - 2023 Heated Area: 2371 HX Base Yr



5003 ANTHONY ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	685,168
TOTAL MARKET OB/XF VALUE	1,980
TOTAL LAND VALUE - MARKET	255,000
TOTAL MARKET VALUE	942,148
SOH/AGL Deduction	66,365
ASSESSED VALUE	875,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	875,783
TOTAL JUST VALUE	942,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	910,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260000276	NEW 12X12 DETACHE	5,014	01/12/2026
215483	NEW CONSTR	0	04/30/2021
20211364	GARAGE	0	04/01/2021
B1909645	DEMOLITION	0	09/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/0862	4/04/2022	SW	U	V	11	100
GRANTOR: CHAMBERS JOSEPH A						
GRANTEE: JAC BUILDING SERVIC						
2552/0860	4/04/2022	SW	U	V	11	100
GRANTOR: JOSEPH ANDREW HOMES L						
GRANTEE: CHAMBERS JOSEPH A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W18 STP=[YR=2022] N2 W8 S2 E8$ W8 BAS=[YR=2022] W23 S26 E2 S42 E14 STP=[YR=2022] E7 N1 FOP=[YR=2022] E18 N8 W25 S8 E7$ W7 S1$ N9 E25 N53 W18 N6$ S6 E18 S14 E8 N20$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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 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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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

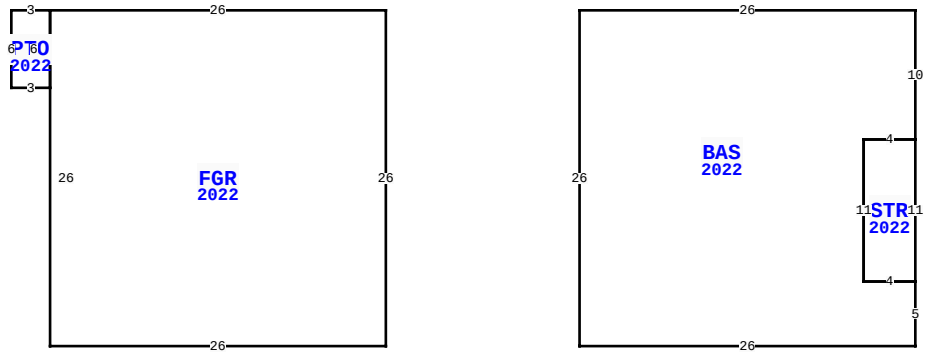
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	632	100	2022	632	47,039
FGR	676	55	2022	372	27,687
PTO	18	5	2022	1	74
STR	44	10	2022	4	298
TOTALS	1,370			1,009	75,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,009	134.2440	75.18	75,857	2022	2022	0	0	0	1.00	99.00

2 ACCESORY U 0% - 2023 Heated Area: 632 HX Base Yr



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GRANTOR: JOSEPH ANDREW HOMES L						
GRANTEE: CHAMBERS JOSEPH A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W26 PTO=[YR=2022] W3 S6 E3 N6$ S26 E26 N26$ PTR=E15 BAS=[YR=2022] E26 S10 STR=[YR=2022] S11 W4 N11 E4$ W4 S11 E4 S5 W26 N26$ 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

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