LOT 23 & S 6.36 FT OF LOT 21
IN OR 1867/1194
BELLE GLADE SUB PBK 3/55

BEAL LEONARD W & JUDITH A
5014 KAREN ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-0140-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

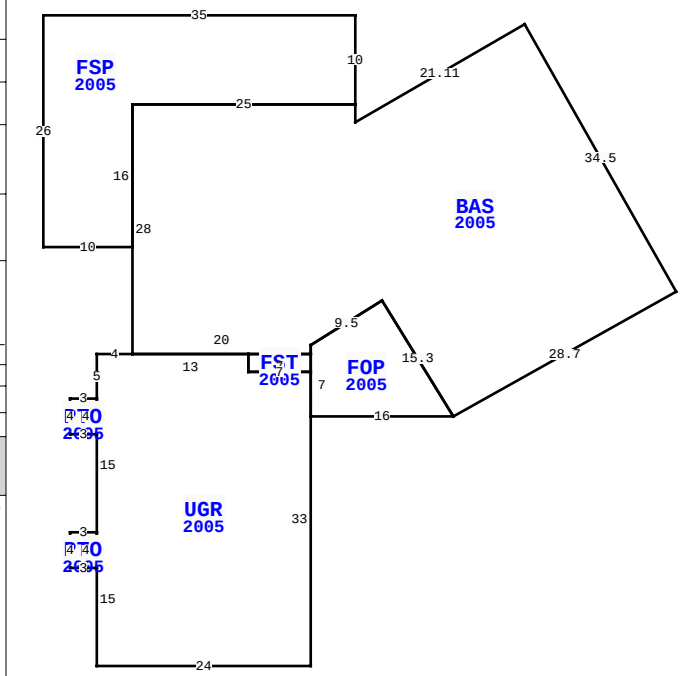
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,649	100	2005	1,649	341,294
FOP	136	30	2005	41	8,486
FSP	510	40	2005	204	42,222
FST	14	55	2005	8	1,656
PTO	12	5	2005	1	207
PTO	12	5	2005	1	207
UGR	826	45	2005	372	76,993
TOTALS	3,159			2,276	471,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,276	138.1506	229.33	521,955	2005	2005	0	0	0	9.75	90.25

1 SFR CUST 100% - 2014 Heated Area: 1649 HX Base Yr 2014



5014 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		471,064
TOTAL MARKET OB/XF VALUE		2,263
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		728,327
SOH/AGL Deduction		504,085
ASSESSED VALUE		224,242
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,831
TOTAL JUST VALUE		728,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		708,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328035	CARPRT	7,823	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1867/1194	6/27/2013	WD	Q	I	02	250,000
GRANTOR: PSIAKI MARCIA INGERSO						
GRANTEE: BEAL LEONARD W & JU						
0709/1482	7/22/1994	WD	U	V	09	27,000
GRANTOR: FREEMAN LEO C & VERNA						
GRANTEE: PSIAKI MARCIA INGER						

BUILDING NOTES

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
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	2007	2007	3	24	463	
3	0351	CARPORT MT	0	100	12	30	360.00	SF	10.00	10.00	100	2013	2013	3	50	1,800	

BUILDING DIMENSIONS

BAS=[YR=2005] U30 L17 L19 D11 N2 FSP=[YR=2005] N10W35S26E10N16E25$W25 S28UGR=[YR=2005] W4S5PTO=[YR=2005] W3S4E3 N4$S15PTO=[YR=2005] W3S4E3N4$S15E24 N33FST=[YR=2005] N2W7S2E7$W7N2W13$ E20FOP=[YR=2005] S7E16 U13 L8 D5 L8 S1$N1 U5 R8 D13 R8 U14 R25 $.

LAND DESCRIPTION

TOTAL OB/XF 2,263

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	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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS