LOT 35
BELLE GLADE SUB PB 3/55

PLEWS DEBORAH F & DAVID F
95451 BARNWELL RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0140-0035-0000

BUILDING CHARACTERISTICS

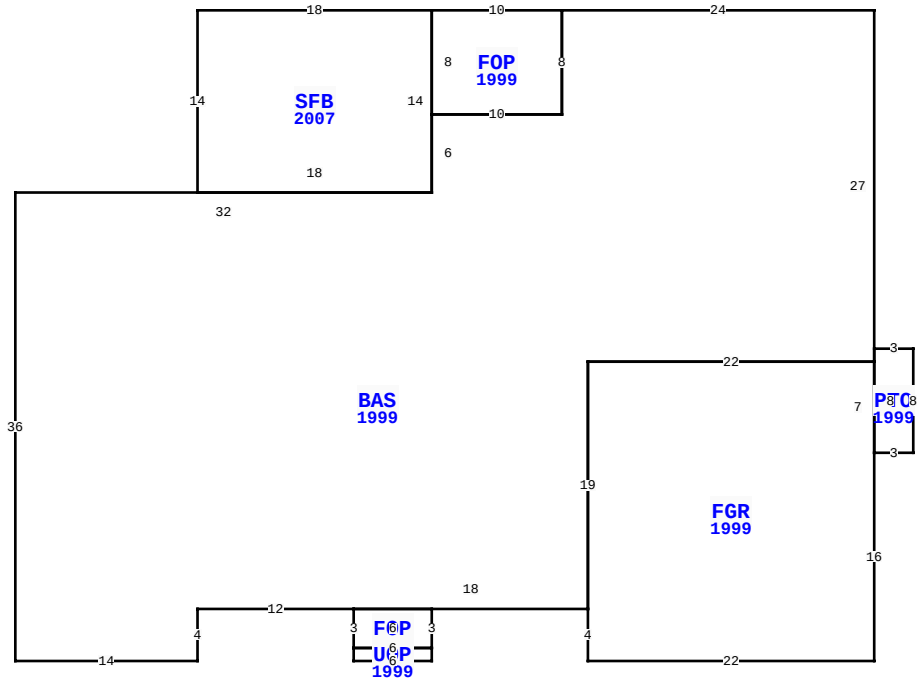
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,146	100	1999	2,146	449,744
FGR	506	55	1999	278	58,261
FOP	80	30	1999	24	5,030
FOP	18	30	2007	5	1,048
PTO	24	5	1999	1	209
SFB	252	80	2007	202	42,334
UOP	6	20	1999	1	209
TOTALS	3,032			2,657	556,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,657	141.0614	234.16	622,163	1999	2004	0	0	0	10.50	89.50

1 SFR CUST 0% - 0 Heated Area: 2348 HX Base Yr



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

5010 ANTHONY ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	556,836
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	255,000
TOTAL MARKET VALUE	814,636
SOH/AGL Deduction	354,428
ASSESSED VALUE	460,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	460,208
TOTAL JUST VALUE	814,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	789,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805041	NEW CONSTR	104,700	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/1687	1/28/2023	QC	U	I	11	100
GRANTOR: PLEWS DEBORAH F & DAV						
GRANTEE: PLEWS DEBORAH F & D						
2323/0905	12/06/2019	LE	U	I	11	100
GRANTOR: JONES DEBORAH MULLIS						
GRANTEE: PLEWS KRISTIN & KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W24 FOP=[YR=1999] W10 SFB=[YR=2007] W18 S14 E18 N14$ S8 E10 N8$ S8 W10 S6 W32 S36 E14 N4 E12 FOP=[YR=2007] S3 UOP=[YR=1999] S1 E6 N1 W6$ E6 N3 W6$ E18 FGR=[YR=1999] S4 E22 N16 PTO=[YR=1999] E3 N8 W3 S8$ N7 W22 S19$ N19 E22 N27$.

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	1999	1999	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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