IN OR 35 PG 345
IN OR 18 PG 374

PHELTS MARSHA D/DEAN KAYAUNNA R
5400 OCEAN BLVD
FERNANDINA BEACH, FL 32034

2026

19-2N-25-0000-0019-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	09	PINE WOOD 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

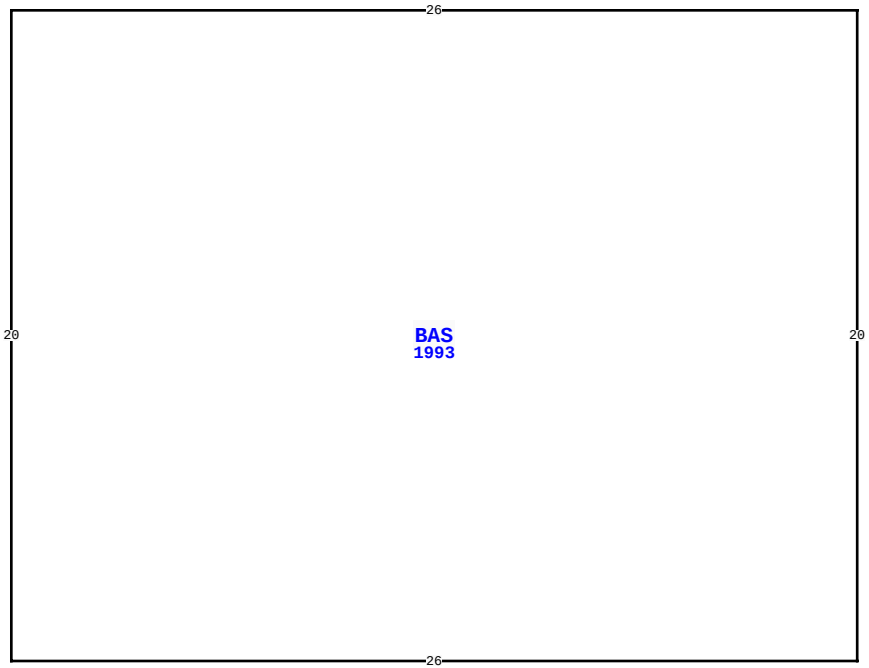
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	1993	520	15,000
TOTALS	520			520	15,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	520	54.9450	57.69	29,999	1962	1962	0	0	0	50.00	50.00

1 SINGLE FAM 0% - 0 Heated Area: 520 HX Base Yr



ROBERTS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	15,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	21,500
TOTAL MARKET VALUE	36,500
SOH/AGL Deduction	0
ASSESSED VALUE	36,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,500
TOTAL JUST VALUE	36,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24079	REMODEL	950	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2261/0226	3/12/2019	TX	U	I	18	5,300

GRANTOR: TAX COLLECTOR

GRANTEE: PHELTS MARSHA D & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S20 E26 N20 $.

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
1	000100	C	RES	0	0007	OR	0.00	0.00	0.43	AC		1.00	1.00	1.00	50,000.00	50,000.00	21,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.43 Total Land Value: 21,500 Market: 0 Agricultural: 0 Common: 21,500 PRINTED 07/09/2026 BY SYS