BLOCK 4 LOT 29
AMERICAN BEACH SUB # 1
PB 2/42

**WIMBISH FELECIA MIGNON &/APPLEWHITE MORRIS WAYNE**
3663 ROYAL PALM KEY
JACKSONVILLE BEACH, FL 32250

**2023**

**00-00-30-010A-0004-0290**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
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|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3038.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| | | | | |
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

GREGG ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 490,500 |
| TOTAL MARKET VALUE | 490,500 |
| SOH/AGL Deduction | 40,875 |
| ASSESSED VALUE | 449,625 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 449,625 |
| TOTAL JUST VALUE | 490,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 408,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2515/0725 | 11/18/2021 | WD | Q | V | 01 | 500,000 |
| GRANTOR: RTWM BEACH LLC | | | | | | |
| GRANTEE: WIMBISH FELECIA MIG | | | | | | |
| 1976/0073 | 4/01/2015 | WD | U | V | 11 | 100 |
| GRANTOR: HOGAN ROBERT T | | | | | | |
| GRANTEE: RTWM BEACH LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000000 | C | VAC RES | 0 | | RS-2 | 50.00 | 125.00 | 50.00 | FF | | 1.00 | 1.00 | 1.09 | 9,000.00 | 9,810.00 | 490,500 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 490,500 Market: 0 Agricultural: 0 Common: 490,500 PRINTED 08/02/2023 BY SYS