BLOCK 4 LOT 32
R/W CLOSES PT OR 703/81-85
IN OR 822/396

WATSON NINA L & NICAREN L/WATSON NANETTE L
PO BOX 41493
JACKSONVILLE, FL 32203

**2023**

**00-00-30-010A-0004-0320**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

5403 GREGG ST, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 562,500 |
| TOTAL MARKET VALUE | 562,500 |
| SOH/AGL Deduction | 250,705 |
| ASSESSED VALUE | 311,795 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 311,795 |
| TOTAL JUST VALUE | 562,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 468,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2005834 | DEMOLITION | 4,500 | 07/07/2020 |
| E21584 | ELEC OTHER | 12,000 | 02/01/2009 |
| P13668 | OTHER | 0 | 02/01/2009 |
| B22212 | NEW CONSTR | 301,372 | 01/01/2009 |
| R11725 | REPAIR/RRF | 12,000 | 01/01/2009 |
| WE00528 | WELL | 0 | 01/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0822/0396 | 2/10/1998 | QC | U | V | 01 | 100 |
| GRANTOR: WATSON WILLIAM | | | | | | |
| GRANTEE: WATSON NINA L & NIC | | | | | | |
| 0688/0888 | 9/16/1993 | WD | Q | V | | 23,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## 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 | 155.00 | 50.00 | FF | | 1.00 | 1.00 | 1.25 | 9,000.00 | 11,250.00 | 562,500 | | | | | | | |

REVIEW DATE 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 08/02/2023 BY SYS