

BLOCK 6 LOT 43 OR 605/1273
BY REV TRUST AGREEMENT
AMERICAN BEACH SUB #1 PB 2/42

LOWRIE PATRICIA M & CHARLES T LIVING TRUST/LOWRIE
254 W 35TH STREET
MIAMI BEACH, FL 33140

2023

00-00-30-010A-0006-0430



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																						
															VALUATION BY																								
															Tax Group: 8										Tax Dist:														
															BUILDING MARKET VALUE										0														
															TOTAL MARKET OB/XF VALUE										0														
															TOTAL LAND VALUE - MARKET										375,000														
															TOTAL MARKET VALUE										375,000														
															SOH/AGL Deduction										180,128														
															ASSESSED VALUE										194,872														
															TOTAL EXEMPTION VALUE										0														
															BASE TAXABLE VALUE										194,872														
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																																							
EXTRA FEATURES					OCEAN BLVD, FERNANDINA BEACH																																		
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	DPH 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	100.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000																						
REVIEW DATE 01/01/2018					BY MH					Total Acres: 0.00					Total Land Value: 375,000					Market: 0					Agricultural: 0					Common: 375,000					PRINTED 08/02/2023 BY SYS				