BLOCK 8 LOT 61
IN OR 2243/1026
AMERICAN BEACH SUB # 1 PB 2/42

LYMUS DOUGLAS &/ZANINI DIANA
3652 FALLON OAKS DRIVE
JACKSONVILLE, FL 32277

2023

00-00-30-010A-0008-0610

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

VALUATION SUMMARY

VALUATION BY	STANDARD
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	170,026
ASSESSED VALUE	204,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,974
TOTAL JUST VALUE	375,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011604	NEW CONSTR	0	02/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1026	12/13/2018	WD	Q	V	01	165,000
GRANTOR: DUTTENHAVER STEPHANIE						
GRANTEE: LYMUS DOUGLAS & DIA						
1709/1396	11/01/2010	QC	U	V	11	100
GRANTOR: MALEKI JOHANNA						
GRANTEE: DUTTENHAVER STEPHAN						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

5425 WALDRON ST, FERNANDINA BEACH

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	100.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 11/16/2022 BY DJ Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/02/2023 BY SYS