BLOCK 11 LOT 9
IN OR 2105/11
AMERICAN BEACH #2 PB 3/6

LAWSON EVERETT W & LINDA F
9864 TIMMONS RD
THONOTOSASSA, FL 33592

2023

00-00-30-010B-0011-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

JULIA 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	3,300
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	303,300
SOH/AGL Deduction	204,076
ASSESSED VALUE	99,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,224
TOTAL JUST VALUE	303,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0259	CHNGE SRVC	500	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2105/0011	3/03/2017	WD	Q	I	02	60,000
GRANTOR: NICHOLS DANIEL J ET A						
GRANTEE: LAWSON EVERETT W &						
1768/1048	12/09/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: NICHOLS DANIEL J &						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	35	1980	1980	3	35	2,100	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	20	1980	1980	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	000001	C	V RS W/XFOB	0		RS-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 08/31/2022 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS