LOT 24
ASKINS FIVE POINTS PB 0/58

SWS SERVICES INC
1453 S 8TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-0120-0024-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

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

1827 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/20/2022	KK	LGL DATE	05/25/2023 DC
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,901
TOTAL LAND VALUE - MARKET	213,622
TOTAL MARKET VALUE	215,523
SOH/AGL Deduction	26,679
ASSESSED VALUE	188,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,844
TOTAL JUST VALUE	215,523
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/0906	6/17/2019	WD	Q	V	01	197,000
GRANTOR: ROWE CAROLYN G FAMILY						
GRANTEE: SWS SERVICES INC						
1426/0844	7/07/2006	WD	U	V	01	100
GRANTOR: ROWE KENNETH E & CARO						
GRANTEE: ROWE KENNETH E & CA						

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
9	0424	CL FNC 6'	0	0	0	0	96.00	LF	20.00	20.00	100	2021	2021	3	99	1,901	

LAND DESCRIPTION

TOTAL OB/XF 1,901

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	001000	C	COMMERCIAL	0	0003	CI	100.00	103.00	12,207.00	SF		1.00	1.00	1.40	12.50	17.50	213,622							

REVIEW DATE 01/20/2022 BY KK Total Acres: 0.00 Total Land Value: 213,622 Market: 0 Agricultural: 0 Common: 213,622 PRINTED 08/02/2023 BY SYS