N 22.5' OF LOT 26
(LESS EX PRT R/W)
IN OR 819/1363

ROOT CRAIG A/ROOT MARY T
PO BOX 668
WOODBINE, GA 31596

2023

00-00-30-0120-0026-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

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

1799 S 8TH 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	27,360
TOTAL MARKET VALUE	27,360
SOH/AGL Deduction	23,102
ASSESSED VALUE	4,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,258
TOTAL JUST VALUE	27,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0819/1363	1/14/1998	WD	U	V	16	27,000

GRANTOR: DODD GARY W

GRANTEE: ROOT CRAIG A & MARY

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	001001	C	V CM/XFOBT	0	0003	CI	23.00	103.00	2,736.00	SF		1.00	1.00	1.00	10.00	10.00	27,360							

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 27,360 Market: 0 Agricultural: 0 Common: 27,360 PRINTED 08/02/2023 BY SYS