5-2N-28 LOT 66
PT OR 671 PG 490
EX ESMT PT OR 695/1875

COONROD ANNE T
3017 RIVERSIDE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

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

RIVERSIDE DR, 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	1,311,600
TOTAL MARKET VALUE	1,311,600
SOH/AGL Deduction	121,323
ASSESSED VALUE	1,190,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,190,277
TOTAL JUST VALUE	1,311,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,311,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0671/0490	12/03/1992	WD	U	V	09	175,000

GRANTOR: ITT RAYONIER INC

GRANTEE: COONROD ANNE T

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	000116	C	SFR MARSH	0		RG-1	547.00	250.00	546.50	FF		1.00	1.00	1.00	2,400.00	2,400.00	1,311,600							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 1,311,600 Market: 0 Agricultural: 0 Common: 1,311,600 PRINTED 08/02/2023 BY SYS