PT OF LOT 96
IN OR 2300/1179
BEING PARCEL 2

TURNER ACE HARDWARE FERNANDINA LLC/
5827 ARLINGTON RD
JACKSONVILLE, FL 32211

2023

00-00-30-044B-0096-0040

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,994
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	86,994
SOH/AGL Deduction	37,317
ASSESSED VALUE	49,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,677
TOTAL JUST VALUE	86,994
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/1179	8/27/2019	WD	Q	I	05	450,000
GRANTOR: LASSERRE CURTISS H RE						
GRANTEE: TURNER ACE HARDWARE						
2004/0377	9/01/2015	WD	U	I	11	100
GRANTOR: LASSERRE CURTISS H						
GRANTEE: CURTIS H LASSERRE R						

3028 SR 200, FERNANDINA BEACH

BLD DATE	06/19/2020	KK	LGL DATE	
XF DATE			LAND DATE	06/19/2020 KK
INC DATE			AG DATE	

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	0462	ST/AL FNC	0	0	117	0	702.00	SF	10.00	10.00	100	2005	2005	3	44	3,089	
2	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2005	2005	3	69	621	
3	0424	CL FNC 6'	0	0	0	0	143.00	LF	20.00	20.00	100	2005	2005	3	69	1,973	
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2005	2005	3	69	311	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 11,994

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		CI	50.00	100.00	5,000.00	SF		1.00	1.00	1.20	12.50	15.00	75,000							

REVIEW DATE 06/19/2020 BY KK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS