

LOT 58 (EX S-3 S-4 & S-5)
 PT OR 1623/502
 (EX RW IN OR 133/188)

MCS DEVELOPMENT CORPORATION
 228 CLATTER BRIDGE ROAD
 PONTE VEDRA, FL 32081

2023

00-00-30-0740-0058-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																						STANDARD																	
																				VALUATION BY					Tax Group: 8					Tax Dist:									
																				BUILDING MARKET VALUE										0									
																				TOTAL MARKET OB/XF VALUE										0									
																				TOTAL LAND VALUE - MARKET										750									
																				TOTAL MARKET VALUE										750									
																				SOH/AGL Deduction										0									
																				ASSESSED VALUE										750									
																				TOTAL EXEMPTION VALUE										0									
																				BASE TAXABLE VALUE										750									
																				TOTAL JUST VALUE										750									
																				NCON VALUE										0									
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE										750									
																				PERMIT NUM				DESCRIPTION				AMT				ISSUED							
																				SALES DATA																			
																				OFF RECORD		DATE		TYPE		Q		V		RSN		SALE							
																				Number				INST		U		I		CD		PRICE							
																				1623/0502		3/31/2009		QC		U		V		16		100							
																				GRANTOR: OCEAN REACH JOINT VEN																			
																				GRANTEE: MCS DEVELOPMENT COR																			
																				1043/1920		3/15/2002		WD		Q		V				1,100,000							
																				GRANTOR: T J OF NASSAU INC																			
																				GRANTEE: OCEAN REACH JOINT V																			
																				BUILDING NOTES																			
																				BUILDING DIMENSIONS																			
TOTALS										S 14TH ST, FERNANDINA BEACH																													
EXTRA FEATURES																																							
L	OB/XF	DESCRIPTION						BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT	ORIG	YEAR	YEAR	Q	%	OB/XF MKT	NOTES																	
N	CODE													PRICE	COND	ON	ACTUAL		COND	VALUE																			
																						BLD DATE		LGL DATE															
																						XF DATE		LAND DATE															
																						INC DATE		AG DATE															
LAND DESCRIPTION										TOTAL OB/XF										0																			
L	USE	CLS	LAND USE	R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LAND	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
N	CODE		DESCRIPTION	D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VALUE	AND NOTES																						
1	000000	C	VAC RES	0	RS-2	0.00	0.00	0.10	AC		1.00	1.00	0.10	75,000.00	7,500.00	750																							
REVIEW DATE 01/01/2018 BY MH Total Acres: 0.10 Total Land Value: 750 Market: 0 Agricultural: 0 Common: 750 PRINTED 08/02/2023 BY SYS																																							