S-4 OF LOTS 14 & 15
IN OR 1267/1451 & OR 1459/871&
OR 1826/1387

MADDOX LATRELLE REV LIVING TRUST/MADDOX LATRELLE M
3104 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0014-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

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

FIRST COAST HWY, 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	488,250
TOTAL MARKET VALUE	488,250
SOH/AGL Deduction	150,660
ASSESSED VALUE	337,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,590
TOTAL JUST VALUE	488,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	435,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1826/1387	11/27/2012	WD	U	V	30	165,500
GRANTOR: MADDOX PROFESSIONAL C						
GRANTEE: MADDOX GUY F JR & L						
1459/0871	11/15/2006	QC	U	V	06	200,000
GRANTOR: RINEY MARY A TRUSTEE						
GRANTEE: MADDOX PROFESSIONAL						

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	001000	C	COMMERCIAL	0		CG	0.00	0.00	34,875.00	SF		1.00	1.00	1.00	14.00	14.00	488,250							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 488,250 Market: 0 Agricultural: 0 Common: 488,250 PRINTED 08/02/2023 BY SYS