BLOCK B LOT N 1/2 OF 2
IN OR 2195/249
ATLANTIC HIGHLANDS SUB

CREWS JIMMY DEWAYNE & JENNIFER
97094 WISTERIA LN
YULEE, FL 32097

2023

00-00-31-1060-000B-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

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

22 N 17TH ST, FERNANDINA BEACH

BLD DATE	07/22/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	233,750
TOTAL MARKET VALUE	233,750
SOH/AGL Deduction	87,340
ASSESSED VALUE	146,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,410
TOTAL JUST VALUE	233,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211528	NEW CONSTR	0	12/01/2021
20211532	GARAGE	32,000	09/17/2021
20184021	DEMOLITION	0	11/27/2018
20101194	REPAIR/RRF	6,000	07/22/2010
20053242	REMODEL	1,000	12/27/2005
9359B	XFOB	1,450	10/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2195/0249	5/08/2018	WD	Q	V	01	138,500
GRANTOR: BIRD SUSAN K						
GRANTEE: CREWS JIMMY DEWAYNE						
1698/0931	9/02/2010	PR	U	I	19	100
GRANTOR: BIRD SUSAN K P/R						
GRANTEE: BIRD SUSAN K						

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	000000	C	VAC RES	0	0006	R-1	76.00	137.00	1.00	LT		1.00	1.00	0.85	275,000.00	233,750.00	233,750							

REVIEW DATE 12/18/2018 BY DJ Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/02/2023 BY SYS