LOT 257
IN OR 2520/1464
GA FDNA BEACH 2 UNR

OGLETREE MARK JACKSON/DENNIS SALLIE SOPHIA (JT/RS)
650 TARPON AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0257-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.0100		

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

650 TARPON AV, FERNANDINA BEACH

BLD DATE		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	337,500
TOTAL MARKET VALUE	337,500
SOH/AGL Deduction	0
ASSESSED VALUE	337,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,500
TOTAL JUST VALUE	337,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222341	NEW CONSTR	978,900	10/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2575/1942	7/05/2022	FJ	U	V	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: OGLETREE MARK JACKS						
2520/1464	11/12/2021	WD	Q	V	01	359,500
GRANTOR: CROW CYNTHIA A & CARL						
GRANTEE: OGLETREE MARK J & S						

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		R-2	75.00	100.00	75.00	FF		1.00	1.00	0.90	5,000.00	4,500.00	337,500							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500 PRINTED 08/02/2023 BY SYS