

BLOCK 4 LOT 3
 PT OR 2179/1804 1/8 INT
 PT OR 2430/853 1/8 INT (8)

SMITH LIVING TRUST ET AL/BATTEN RONNIE M & ANGELA
 C/O ANGELA HANSON, 1427 N FLETCHER AVE
 FERNANDINA BEACH, FL 32034

2023

00-00-31-1400-0004-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 107,100 TOTAL MARKET VALUE 107,100 SOH/AGL Deduction 19,985 ASSESSED VALUE 87,115 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 87,115 TOTAL JUST VALUE 107,100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 107,800											
DOR CODE		0000 VACANT																													
MAP NUM		MKT AREA																		01											
NEIGHBORHOOD/LOC		1050.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES										N FLETCHER AV, FERNANDINA BEACH																					
L N	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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000120	C	SFR OCN FT	0			100.00	70.00	100.00	FF		1.00	1.00	0.08	14,000.00	1,071.00	107,100														
REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 107,100 Market: 0 Agricultural: 0 Common: 107,100 PRINTED 08/02/2023 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2430/0853	2/02/2021	WD U	U	V	11	100	
GRANTOR: EVANS JOHN R LIVING I							
GRANTEE: EVANS JOHN & ANN FA							
2406/0582	11/03/2020	WD U	U	V	11	100	
GRANTOR: EVANS JOHN R LIVING I							
GRANTEE: EVANS JOHN & ANN FA							

BUILDING NOTES

BUILDING DIMENSIONS