LOT 25
THE ISLANDS CLUB PB 4/106

MCNEAL KATHERINE
1215 LANDON AVE
JACKSONVILLE, FL 32207

2023

00-00-31-142A-0025-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1025.00		

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

2710 W 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211769	NEW CONSTR	0	04/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0752	11/30/2020	WD	Q	V	01	210,000
GRANTOR: NAUTICAL VIEW LLC						
GRANTEE: MCNEAL KATHERINE						
1339/1257	8/05/2005	WD	Q	V		2,925,000
GRANTOR: SEA ISLAND INVESTORS						
GRANTEE: NAUTICAL VIEW LLC						

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			45.00	100.00	1.00	LT		1.00	1.00	1.00	190,000.00	190,000.00	190,000							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS