

LOT 24 IN OR 2595/26  
 FIRST REPLAT OF THE ISLANDS  
 CLUB SUBDIVISION PBK 8/306

MENZIES BRITT R & JOHN MARK/SIMONS FRANCES E  
 631 TARPON AVE #6325  
 FERNANDINA BEACH, FL 32034

**2023**

00-00-31-142R-0024-0000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																										
															<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 275,000 TOTAL MARKET VALUE 275,000 SOH/AGL Deduction 0 ASSESSED VALUE 275,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 275,000 TOTAL JUST VALUE 275,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 240,000																																																										
															<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>																																																										
															<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / V</th> <th>I / V</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2595/0026</td> <td>10/06/2022</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td>01</td> <td>325,000</td> </tr> <tr> <td colspan="7">GRANTOR: LATHAM VIRGINIA S &amp;</td> </tr> <tr> <td colspan="7">GRANTEE: MENZIES BRITT RHONI</td> </tr> <tr> <td>2519/0333</td> <td>12/03/2021</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>01</td> <td>305,000</td> </tr> <tr> <td colspan="7">GRANTOR: NAUTICAL VIEW LLC</td> </tr> <tr> <td colspan="7">GRANTEE: LATHAM VIRGINIA S &amp;</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q / V	I / V	RSN CD	SALE PRICE	2595/0026	10/06/2022	WD Q	Q	V	01	325,000	GRANTOR: LATHAM VIRGINIA S &							GRANTEE: MENZIES BRITT RHONI							2519/0333	12/03/2021	WD Q	Q	I	01	305,000	GRANTOR: NAUTICAL VIEW LLC							GRANTEE: LATHAM VIRGINIA S &						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / V	RSN CD	SALE PRICE																																																																			
2595/0026	10/06/2022	WD Q	Q	V	01	325,000																																																																			
GRANTOR: LATHAM VIRGINIA S &																																																																									
GRANTEE: MENZIES BRITT RHONI																																																																									
2519/0333	12/03/2021	WD Q	Q	I	01	305,000																																																																			
GRANTOR: NAUTICAL VIEW LLC																																																																									
GRANTEE: LATHAM VIRGINIA S &																																																																									
TOTALS															<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																																				
EXTRA FEATURES															532 SEA ISLAND DR, 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	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000																																																								
REVIEW DATE 05/25/2018 BY HW Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS																																																																									