LOTS 78 79
MIRAMAR BEACH PB 2/61

BEACH THOMAS M/FERRETTI KAREN A
112 KEPLER DR
GAITHERSBURG, MD 20878

2023

00-00-31-1460-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

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

1507 S FLETCHER AVE, 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	518,400
TOTAL MARKET VALUE	518,400
SOH/AGL Deduction	0
ASSESSED VALUE	518,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	518,400
TOTAL JUST VALUE	518,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	518,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200018	DEMOLITION	0	07/22/2020
20090118	H/AC	0	01/27/2009
6772	REPAIR/RRF	2,400	10/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2374/1306	7/08/2020	WD	U	I	37	400,000
GRANTOR: RIO LAND & INVESTMENT						
GRANTEE: BEACH THOMAS M & KA						
0942/1412	7/28/2000	WD	U	I	09	450,000
GRANTOR: HUFSTETLER CONNIE C						
GRANTEE: RIO LAND & INVESTME						

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	000100	C	SFR	0	0006	R-1	144.00	125.00	144.00	FF		1.00	1.00	0.60	6,000.00	3,600.00	518,400							

REVIEW DATE 02/23/2023 BY DJ Total Acres: 0.00 Total Land Value: 518,400 Market: 0 Agricultural: 0 Common: 518,400 PRINTED 08/02/2023 BY SYS