

LOTS 27 & 28
 (EX PT OF LOT 27 IN OR 127/64)
 'BEING PARCEL 2'

CVC RE HOLDINGS LLC
 6 SOUTH 14TH STREET
 FERNANDINA BEACH, FL 32034

2023

00-00-31-1480-0027-0000


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 STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 59,400 TOTAL MARKET VALUE 59,400 SOH/AGL Deduction 0 ASSESSED VALUE 59,400 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 59,400 TOTAL JUST VALUE 59,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 59,400																			
DOR CODE 1000 VACANT COMMERCIAL																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2247/0445 1/01/2019 SW Q I 05 1,230,000 GRANTOR: SOUTHEAST MEDICAL & O GRANTEE: CVC RE HOLDINGS LLC 2056/1009 6/30/2016 SW U I 30 845,000 GRANTOR: M & S PARTNERSHIP GRANTEE: SOUTHEAST MEDICAL &									
MAP NUM MKT AREA 01																				BLD DATE 06/10/2021 KK LGL DATE 06/10/2021 KK XF DATE INC DATE									
NEIGHBORHOOD/LOC 1008.00																				EXTRA FEATURES OAK GROVE PL, FERNANDINA BEACH									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
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														
																BUILDING NOTES													
																BUILDING DIMENSIONS													
LAND DESCRIPTION										TOTAL OB/XF																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001000	C	COMMERCIAL	0	0006	MU-1	110.00	108.00	11,880.00	SF		1.00	1.00	1.00	5.00	5.00	59,400												
REVIEW DATE 06/10/2021 BY KK										Total Acres: 0.00 Total Land Value: 59,400										Market: 0 Agricultural: 0 Common: 59,400 PRINTED 08/02/2023 BY SYS									