BLOCK 2 LOT 6
OCEAN CITY NORTH PORTION R/P
PBK 2/38

JONES FAMILY TRUST/JONES STEVE C TRUSTEE
PO BOX 16903
FERNANDINA BEACH, FL 32035

2023

00-00-31-1520-0002-0060

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

391 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	397,800
TOTAL MARKET VALUE	397,800
SOH/AGL Deduction	0
ASSESSED VALUE	397,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	397,800
TOTAL JUST VALUE	397,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	398,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211540	NEW CONSTR	0	11/29/2021
20120090	DEMOLITION OF BLD	11,135	01/18/2012
20010169	CHG METER CAN	500	02/05/2001
8482	REPAIR/RRF	800	08/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2397/0337	9/30/2020	WD	Q	I	01	400,000
GRANTOR: TA VISTA HOMES LLC						
GRANTEE: JONES FAMILY TRUST						
1861/0672	6/07/2013	SW	U	I	11	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: TA VISTA HOMES 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	0006	R-3	75.00	146.00	75.00	FF		1.00	1.00	0.88	6,000.00	5,304.00	397,800							

REVIEW DATE 09/21/2022 BY TW Total Acres: 0.00 Total Land Value: 397,800 Market: 0 Agricultural: 0 Common: 397,800 PRINTED 08/02/2023 BY SYS