BLOCK 3 LOT S 70 FT OF 5
OR 349 PG 532
OCEAN CITY N PB2/38

MANNING MARK VINCENT
1342 GERBING RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1520-0003-0050

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

S FLETCHER AVE, 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	367,710
TOTAL MARKET VALUE	367,710
SOH/AGL Deduction	71,960
ASSESSED VALUE	295,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,750
TOTAL JUST VALUE	367,710
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0349/0532	12/01/1981	WD	Q	V		33,000

GRANTOR:

GRANTEE:

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	70.00	139.00	70.00	FF		1.00	1.00	0.88	6,000.00	5,253.00	367,710							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 367,710 Market: 0 Agricultural: 0 Common: 367,710 PRINTED 08/02/2023 BY SYS