PT BLK 19 OF OCEAN CITY SUB
DBK U/384 & PT OF 3RD ST OF
OCEAN CITY SUB R/P PBK 2/39 &

TOWLES JENNIFER L
304 S 17TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1540-0019-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1042.00		

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

2821 JEFFERSON 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	296,350
TOTAL MARKET VALUE	296,350
SOH/AGL Deduction	0
ASSESSED VALUE	296,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,350
TOTAL JUST VALUE	296,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222211	SWIM POOL	0	05/12/2022
20200094	NEW CONSTR	0	02/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2150/1712	7/15/2016	TD	U	V	11	100
GRANTOR: BURNS PAUL CHARLES JR						
GRANTEE: TOWLES JENNIFER L						
2059/1981	7/15/2016	TD	Q	V	01	275,000
GRANTOR: BURNS JAMES THOMAS II						
GRANTEE: TOWLES JENNIFER L						

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	000115	C	SFR ACRES	0			0.00	0.00	3.95	AC		1.00	1.00	0.30	250,000.00	75,000.00	296,250							
2	009640	C	HDWD	0		R-1	0.00	0.00	0.57	AC		1.00	1.00	1.00	175.00	175.00	100							

REVIEW DATE 01/01/2018 BY MH Total Acres: 4.52 Total Land Value: 296,350 Market: 0 Agricultural: 0 Common: 296,350 PRINTED 08/02/2023 BY SYS