BLK 2 LOTS 3 & 4
IN OR 2110/672
OLD TOWN S/D UNR

SHAW CASSIDY D/SHAW RONDA L
PO BOX 815
FERNANDINA BEACH, FL 32035

2023

00-00-31-1580-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

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

107 ESTRADA ST, 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	163,100
TOTAL MARKET VALUE	163,100
SOH/AGL Deduction	71,562
ASSESSED VALUE	91,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,538
TOTAL JUST VALUE	163,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020041	DEMOLITION	0	01/08/2021
20172639	DEMO ADDIT	0	08/24/2017
20120571	DEMOLITION	500	04/05/2012
20040557	DEMOLITION	1,000	03/23/2004
20040459	REPAIR/RRF	2,000	03/10/2004
984947	OTHER	0	02/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2110/0672	3/30/2017	WD	Q	I	02	85,000
GRANTOR: ANDERSON HOWARD & BAK						
GRANTEE: SHAW CASSIDY D & RO						
2036/0060	3/22/2016	WD	U	I	11	100
GRANTOR: KAVANAUGH WILLIAM HAR						
GRANTEE: ANDERSON HOWARD & B						

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	0010	OT-1	46.00	93.00	46.60	FF		1.00	1.00	1.00	3,500.00	3,500.00	163,100							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 163,100 Market: 0 Agricultural: 0 Common: 163,100 PRINTED 08/02/2023 BY SYS