BLOCK 11 LOT 8
OLD TOWN

ARTISAN HOMES LLC
9995 GATE PARKWAY N STE 400
JACKSONVILLE, FL 32246

2023

00-00-31-1580-0011-0080

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

1007 SOMERUELUS ST, 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	195,720
TOTAL MARKET VALUE	195,720
SOH/AGL Deduction	41,940
ASSESSED VALUE	153,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,780
TOTAL JUST VALUE	195,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20221958	NEW CONSTR	0	03/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2452/1709	4/15/2021	WD	Q	V	01	262,500
GRANTOR: WHITE THOMAS E & REBE						
GRANTEE: ARTISAN HOMES LLC						
2152/1485	10/18/2017	WD	Q	V	05	155,000
GRANTOR: KELLNER DENNIS &						
GRANTEE: WHITE THOMAS E & RE						

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	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.20	3,500.00	4,200.00	195,720							

REVIEW DATE 07/20/2023 BY TW Total Acres: 0.00 Total Land Value: 195,720 Market: 0 Agricultural: 0 Common: 195,720 PRINTED 08/02/2023 BY SYS