BLOCK 17 LOT 2
IN OR 1719/503
OLD TOWN

KAVANAUGH WILLIAM JR & MELINDA A
715 SAN FERNANDO STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0017-0020

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

SAN FERNANDO 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	114,170
TOTAL MARKET VALUE	114,170
SOH/AGL Deduction	59,820
ASSESSED VALUE	54,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,350
TOTAL JUST VALUE	114,170
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090839	GAS	510	06/30/2009
012229	ADDITION	35,000	10/11/2001
012026	REMODEL	3,000	09/12/2001
011943	REMODEL	1,500	08/28/2001
011527	DEMOLITION	1,000	07/06/2001
B95	REPAIR/RRF	2,425	11/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1719/0503	1/11/2011	WD	U	I	30	100
GRANTOR: KAVANAUGH ANNE B						
GRANTEE: KAVANAUGH WILLIAM H						
0672/1383	12/28/1992	QC	U	I	10	23,800
GRANTOR: BANK SOUTH WAYCROSS						
GRANTEE: KAVANAUGH ANNE 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	000000	C	VAC RES	0	0010	R-3	47.00	47.00	46.60	FF		1.00	1.00	0.70	3,500.00	2,450.00	114,170							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 114,170 Market: 0 Agricultural: 0 Common: 114,170 PRINTED 08/02/2023 BY SYS