BLK 19 LOT 9 & PT LOTS 1,5 & 7
PT OR 2165/1818
OLD TOWN S/D UNR

OLD TOWN PROPERTIES LLC
112 NORTH 6TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0019-0090

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	98,350
TOTAL MARKET VALUE	98,350
SOH/AGL Deduction	44,044
ASSESSED VALUE	54,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,306
TOTAL JUST VALUE	98,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/1818	12/21/2017	SW	U	V	11	100
GRANTOR: KAVANAUGH ANNE B						
GRANTEE: OLD TOWN PROPERTIES						
2165/1815	12/21/2017	SW	U	V	11	100
GRANTOR: KAVANAUGH WILLIAM H &						
GRANTEE: KAVANAUGH ANNE B						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EAGANS CREEK LN, FERNANDINA BEACH

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		46.00	46.00	46.20	FF		1.00	1.00	0.50	3,500.00	1,750.00	80,850							
2	000000	C	VAC RES	0	0010		10.00	140.00	10.00	FF		1.00	1.00	0.50	3,500.00	1,750.00	17,500							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 98,350 Market: 0 Agricultural: 0 Common: 98,350 PRINTED 08/02/2023 BY SYS