BLK 23 LOT 1
OLD TOWN S/D UNR

STURGEON HEATHER & TRACE
1126 WHITE ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0023-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
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

1126 WHITE 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	130,480
TOTAL MARKET VALUE	130,480
SOH/AGL Deduction	7,456
ASSESSED VALUE	123,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,024
TOTAL JUST VALUE	130,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211225	NEW CONSTR	0	11/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/1627	6/23/2023	WD	U	I	11	100
GRANTOR: IRON HORSE REALTY LLC						
GRANTEE: STURGEON HEATHER &						
2649/1478	6/23/2023	WD	Q	I	01	785,000
GRANTOR: IRON HORSE REALTY LLC						
GRANTEE: STURGEON HEATHER						

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		46.00	93.00	46.60	FF		1.00	1.00	0.80	3,500.00	2,800.00	130,480							

REVIEW DATE 07/20/2023 BY TW Total Acres: 0.00 Total Land Value: 130,480 Market: 0 Agricultural: 0 Common: 130,480 PRINTED 08/02/2023 BY SYS