LOT E 821/2 FT OF S 165 FT
OF 1 (LESS ROW)
IN OR 1963/1274

GRIFFITH EUGENE P III & ELIZABETH W
96050 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

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

1521 ATLANTIC AV, 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	235,056
TOTAL MARKET VALUE	235,056
SOH/AGL Deduction	84,411
ASSESSED VALUE	150,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,645
TOTAL JUST VALUE	235,056
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071809	DEMOLITION	7,470	09/25/2007
6699	REPAIR/RRF	3,190	08/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1963/1274	2/19/2015	WD	Q	V	02	160,000
GRANTOR: BRYAN CHRISTINA H & W						
GRANTEE: GRIFFITH EUGENE P I						
1524/1814	9/13/2007	WD	Q	I		305,000
GRANTOR: THORNTON FRANCES ELIZ						
GRANTEE: BRYAN CHRISTINA H &						

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		R-1A	83.00	166.00	83.00	FF	1	1.18	1.00	1.18	2,400.00	2,832.00	235,056							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 235,056 Market: 0 Agricultural: 0 Common: 235,056 PRINTED 08/02/2023 BY SYS