BLOCK 16 PT OF LOTS 1 2 3 & 4
& PT OF CLOSED R/W LYING E
THERE OF IN OR 1749/534

OAKWOOD PROPERTIES INC
PO BOX 4200
TUPELO, MS 38803

2023

00-00-31-1680-0016-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1059.00		

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

S FLETCHER AVE, 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	508,022
TOTAL MARKET VALUE	508,022
SOH/AGL Deduction	25,231
ASSESSED VALUE	482,791
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	482,791
TOTAL JUST VALUE	508,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	508,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1749/0534	7/20/2011	WD	Q	V	01	315,000

GRANTOR: BAILEY MARVIN DOUGLAS

GRANTEE: OAKWOOD PROPERTIES

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-1	100.00	119.00	100.00	FF	1	1.07	1.00	0.88	5,800.00	5,080.22	508,022							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 508,022 Market: 0 Agricultural: 0 Common: 508,022 PRINTED 08/02/2023 BY SYS