BLOCK 29 LOTS 5-7
PT OR 942/267
SEAVIEW SUB PB 1/7

CITY OF FERNANDINA BEACH FL
204 ASH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0029-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8901	MUNICIPAL VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

MANTANZAS AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		7,500
TOTAL MARKET VALUE		7,500
SOH/AGL Deduction		3,100
ASSESSED VALUE		4,400
TOTAL EXEMPTION VALUE	04	4,400
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/0267	7/25/2000	WD	U	V	09	160,000

GRANTOR: BOHANNON SHIRLEY MAE

GRANTEE: CITY OF FERNANDINA

BUILDING NOTES

BUILDING DIMENSIONS

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	008900	C	MUNICIPAL	0			200.00	50.00	50.00	FF		1.00	1.00	0.10	1,500.00	150.00	7,500							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 08/02/2023 BY SYS