LOTS 13 14 15 16
IN OR 790/1654
WINDSOR PLACE 2 PB 3/18

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

2023

00-00-31-178B-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

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

BELVEDERE 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		833,664
TOTAL MARKET VALUE		833,664
SOH/AGL Deduction		788,989
ASSESSED VALUE		44,675
TOTAL EXEMPTION VALUE	04	44,675
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		833,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		625,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0790/1654	4/21/1997	WD	U	V	06	100
GRANTOR: BURNS PAUL TRUSTEE						
GRANTEE: CITY OF FERNANDINA						
0737/0650	8/23/1995	QC	U	V	06	100
GRANTOR: LEE JOSEPH S						
GRANTEE: BURNS PAUL C TRUSTE						

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	008900	C	MUNICIPAL	0			161.00	108.00	161.00	FF	1	1.04	1.00	1.04	2,400.00	2,496.00	401,856							
2	008900	C	MUNICIPAL	0			173.00	108.00	173.00	FF	1	1.04	1.00	1.04	2,400.00	2,496.00	431,808							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 833,664 Market: 0 Agricultural: 0 Common: 833,664 PRINTED 08/02/2023 BY SYS