BLOCK 1 LOT 23
CITY OF FDNA BEACH

ARTISAN HOMES II LLC
9995 GATE PARKWAY N STE 400
JACKSONVILLE, FL 32246

2023

00-00-31-1800-0001-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.0400		

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

23 N 2ND 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	1,799
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	151,799
SOH/AGL Deduction	0
ASSESSED VALUE	151,799
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,799
TOTAL JUST VALUE	151,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1969	1/02/2023	QC	U	V	11	100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: ARTISAN HOMES II LL						
2495/1679	9/10/2021	WD	Q	V	05	950,000
GRANTOR: DOWNTOWN CRAB LLC						
GRANTEE: ARTISAN HOMES LLC						

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
1	0424	CL FNC 6'	0	0	0	0	100.00	LF	20.00	20.00	100	1985	1985	3	23	460	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1985	1985	3	23	138	
3	6002	EL ROLL DR	0	0	0	0	3.00	UT	900.00	900.00	100	1985	1985	3	20	540	
4	0424	CL FNC 6'	0	0	0	0	32.00	LF	20.00	20.00	100	2000	2000	3	55	352	
5	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	2000	2000	3	55	309	

LAND DESCRIPTION

TOTAL OB/XF 1,799

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	001200	C	STORE COMB	0	0003	C-3	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	60.00	60.00	150,000							

REVIEW DATE 10/21/2021 BY KK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS