



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION					VALUATION SUMMARY					STANDARD					PAGE 1 of 1														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD												
														BUILDING MARKET VALUE			0												
														TOTAL MARKET OB/XF VALUE			0												
														TOTAL LAND VALUE - MARKET			618,201												
														TOTAL MARKET VALUE			618,201												
														SOH/AGL Deduction			0												
														ASSESSED VALUE			618,201												
														TOTAL EXEMPTION VALUE			0												
														BASE TAXABLE VALUE			618,201												
														TOTAL JUST VALUE			618,201												
														NCON VALUE			0												
														INCOME VALUE			0												
														PREVIOUS YEAR MKT VALUE			346,192												
DOR CODE 1000 VACANT COMMERCIAL																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1004.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES 231 N FRONT ST, FERNANDINA BEACH																													
L N	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													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/25/2023 DC																													
SALES DATA																													
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																							
2581/1251	8/02/2022	SW	Q	V	01	800,000																							
GRANTOR: HALL INVESTMENTS INC																													
GRANTEE: THE CROSSINGS AT AM																													
2110/1057	12/08/2012	MS	U	V	11	0																							
GRANTOR: FLORIDA PETROLEUM COR																													
GRANTEE: HALL INVESTMENTS IN																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	004000	C	VAC INDUSTIR	0	0006	I-1	200.00	125.00	24,728.04	SF		1.00	1.00	1.00	25.00	25.00	618,201												
TOTAL OB/XF 0																													
REVIEW DATE 09/21/2018 BY KK Total Acres: 0.00 Total Land Value: 618,201 Market: 0 Agricultural: 0 Common: 618,201 PRINTED 08/02/2023 BY SYS																													