BLOCK 9 LOT 2
CITY OF FDNA BEACH

POYNTER FAMILY HOLDINGS LLLP
29 N 3RD ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0009-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		

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

N 2ND ST, FERNANDINA BEACH

BLD DATE	07/22/2014	KK	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	125,000
TOTAL MARKET VALUE	125,000
SOH/AGL Deduction	0
ASSESSED VALUE	125,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,000
TOTAL JUST VALUE	125,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190015	DEMOLITION	0	05/20/2019
985026	VINYL SOFFIT OVER	0	02/23/1999
984536	RE-ROOF	2,000	11/17/1998
984509	H/AC	0	11/11/1998
4992	REPAIR/RRF	900	08/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2462/1447	3/25/2021	WD	U	V	11	100
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: POYNTER FAMILY HOLD						
2446/0895	3/25/2021	WD	U	I	98	650,000
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: POYNTER FAMILY HOLD						

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	001000	C	COMMERCIAL	0	0006	C-3	25.00	125.00	3,125.00	SF		1.00	1.00	1.00	40.00	40.00	125,000							

REVIEW DATE 08/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS