BLOCK 10 LOT 5 & N 9FT OF
LOT 4 IN OR 2484/486
CITY OF FDNA BEACH

JCJ TRUST LLC
P O BOX 2266
WAYCROSS, GA 31502

2023

00-00-31-1800-0010-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

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

14 N 2ND ST, FERNANDINA BEACH

BLD DATE	01/25/2019	KK	LGL DATE	01/25/2019 KK
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	2,830
TOTAL LAND VALUE - MARKET	307,500
TOTAL MARKET VALUE	310,330
SOH/AGL Deduction	0
ASSESSED VALUE	310,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,330
TOTAL JUST VALUE	310,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/0486	7/26/2021	WD	Q	I	05	1,500,000
GRANTOR: TUP REAL ESTATE HOLDI						
GRANTEE: JCJ TRUST LLC						
2237/0862	11/13/2018	SW	U	I	11	100
GRANTOR: P & T REAL ESTATE HOL						
GRANTEE: TUP REAL ESTATE HOL						

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	0825	BRICK	0	0	20	9	180.00	SF	12.50	12.50	100	1998	1998	3	93	2,093	
2	0446	BOX FNC 6'	0	0	0	0	68.00	LF	20.00	20.00	100	1997	1997	3	20	272	
3	1127	BRICK 8"	0	0	20	2	40.00	SF	11.00	11.00	100	1998	1998	3	93	409	
4	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	1998	1998	3	20	56	

LAND DESCRIPTION

TOTAL OB/XF 2,830

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	001001	C	V CM/XFOBT	0		C-3	0.00	0.00	5,125.00	SF		1.00	1.00	1.00	60.00	60.00	307,500							

REVIEW DATE 01/25/2019 BY KK Total Acres: 0.00 Total Land Value: 307,500 Market: 0 Agricultural: 0 Common: 307,500 PRINTED 08/02/2023 BY SYS