

BLOCK 11 LOT 14
IN OR 1962/100
CITY OF FDNA BEACH

CROMER WILLIAM & LYNN
309 CEDAR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0011-0140



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
															VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 150,000 TOTAL MARKET VALUE 150,000 SOH/AGL Deduction 76,924 ASSESSED VALUE 73,076 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 73,076 TOTAL JUST VALUE 150,000 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 131,250														
DOR CODE 0000 VACANT																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES															BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE														
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	CEDAR ST, FERNANDINA BEACH												
																	SALES DATA												
																	OFF RECORD Number DATE TYPE INST Q / V / I / V RSN CD SALE PRICE 1962/0100 2/03/2015 WD Q V 01 45,000 GRANTOR: SPIVEY PHILIP D JR ET GRANTEE: CROMER WILLIAM & LY 1862/0801 6/05/2013 FJ U I 11 0 GRANTOR: SPIVEY MONROE ESTATE GRANTEE: SPIVEY JARRETT M ET												
																	BUILDING NOTES												
																	BUILDING DIMENSIONS												
LAND DESCRIPTION															TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000000	C	VAC RES	0		MU-1	25.00	100.00	25.00	FF		1.00	1.00	1.50	4,000.00	6,000.00	150,000												
REVIEW DATE 07/13/2018 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS																													