BLOCK 16 LOT E 1/5 OF 2 &
LOT 26
CITY OF FDNA BEACH

EAST MARY ANN/EAST JOSEPH E
PO BOX 1265
KINGSLAND, GA 31548

2023

00-00-31-1800-0016-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	88,000
TOTAL MARKET VALUE	88,000
SOH/AGL Deduction	17,539
ASSESSED VALUE	70,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,461
TOTAL JUST VALUE	88,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141664	DEMOPOOL	1,500	07/29/2014
20070498	XFOB	450	03/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2646/948	6/07/2023	WD	Q	I	05	977,400
GRANTOR: ROARK DENIS JOEL & KA						
GRANTEE: EAST MARY ANN &						
1854/0483	4/29/2013	WD	Q	I	02	400,000
GRANTOR: GUNN ARTHUR CARL						
GRANTEE: ROARK DENIS JOEL &						

N 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	000000	C	VAC RES	0	0003	R-2	25.00	125.00	25.00	FF		1.00	1.00	1.10	3,200.00	3,520.00	88,000							

REVIEW DATE 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS