BLK 28 LOTS 3 & 4 (EX THE E'LY 10FT)
CITY OF FDNA BEACH S/D OF

JONES LANCE T & LAUREN LITTLE
115 S 6TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0028-0030

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

S 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
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	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	200,000
SOH/AGL Deduction	24,000
ASSESSED VALUE	176,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,000
TOTAL JUST VALUE	200,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200917			02/01/2023
20200918	GARAGE	0	05/25/2021
20200917	NEW CONSTR	389,371	12/21/2020
8640	REPAIR/RRF	2,000	10/24/1994
7701	REPAIR/RRF	3,000	05/17/1993
7701	REPAIR/RRF	3,000	05/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/0719	4/06/2021	WD	U	V	11	100
GRANTOR: LITTLE DENNIS M & MAR						
GRANTEE: JONES LANCE T & LAU						
2081/1860	11/03/2016	WD	U	I	30	329,200
GRANTOR: LITTLE CLIFTON J & DE						
GRANTEE: LITTLE DENNIS M & M						

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	100.00	100.00	100.00	FF		1.00	1.00	0.50	4,000.00	2,000.00	200,000							

REVIEW DATE 05/10/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS