BLK 49 PT OF LOTS 4 & 5 IN
OR 1892/1458 BEING
PARCELS "2" & "4"

NASSAU TRUST LLC
1993 LARGO RD
JACKSONVILLE, FL 32207

2023

00-00-31-1800-0049-0041

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

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

905 BEECH ST, FERNANDINA BEACH

BLD DATE	09/29/2021	KK	LGL DATE	09/29/2021 KK
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	7,824
TOTAL LAND VALUE - MARKET	510,000
TOTAL MARKET VALUE	517,824
SOH/AGL Deduction	228,074
ASSESSED VALUE	289,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,750
TOTAL JUST VALUE	517,824
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210230	XFOB-DRIVEWAY APR	0	08/10/2021
10316	XFOB	1,500	02/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1892/1458	12/03/2013	WD	U	I	12	475,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: NASSAU TRUST LLC						
1835/0837	1/09/2013	WD	U	I	12	582,800
GRANTOR: RIDISON-SOUTH INC						
GRANTEE: CBC NATIONAL BANK						

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	0424	CL FNC 6'	0	0	0	0	532.00	LF	20.00	20.00	100	1997	1997	3	45	4,788	
4	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1997	1997	3	45	540	
6	0810	CONCRETE A	0	0	0	0	384.00	SF	6.50	6.50	100	2021	2021	3	100	2,496	

LAND DESCRIPTION

TOTAL OB/XF 7,824

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	0006	MU-8	50.00	56.00	17,000.00	SF		1.00	1.00	1.00	30.00	30.00	510,000							

REVIEW DATE 09/29/2021 BY KK Total Acres: 0.00 Total Land Value: 510,000 Market: 0 Agricultural: 0 Common: 510,000 PRINTED 08/02/2023 BY SYS