BLOCK 142 LOT N1/2 OF 8
PT OR 756 PG 537
CITY OF FDNA BEACH

SANDLIN PATRICIA ANN
P O BOX 15247
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0142-0081

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

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

501 S 9TH ST, FERNANDINA BEACH

BLD DATE	12/01/2017	KK	LGL DATE	
XF DATE	07/13/2021	KK	LAND DATE	07/13/2021 KK
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	0
TOTAL LAND VALUE - MARKET	150,030
TOTAL MARKET VALUE	150,030
SOH/AGL Deduction	114,388
ASSESSED VALUE	35,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,642
TOTAL JUST VALUE	150,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210021	DEMOLITION	5,800	06/21/2021
5433	XFOB	4,051	06/21/1989
1038	TANKS/BLRS	12,000	02/16/1989
2340	CHNGE SRVC	300	02/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0756/0537	4/08/1996	QC	U	I	01	100

GRANTOR: SANDLIN LAWRENCE
GRANTEE: SANDLIN PATRICIA AN

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	001000	C	COMMERCIAL	0	0006	MU-8	50.00	100.00	5,001.00	SF		1.00	1.00	1.00	30.00	30.00	150,030							

REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 150,030 Market: 0 Agricultural: 0 Common: 150,030 PRINTED 08/02/2023 BY SYS