BLOCKK 153 LOTS 1 THRU 6 &
LOTS 29 THRU 32
IN OR 2181/1

MOCAMA HOLDINGS LLC
629 S 8TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0153-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

700 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
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	0
TOTAL LAND VALUE - MARKET	770,900
TOTAL MARKET VALUE	770,900
SOH/AGL Deduction	626,692
ASSESSED VALUE	144,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,208
TOTAL JUST VALUE	770,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4631	NEW CONSTR	2,500	01/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2181/0004	3/02/2018	WD	U	V	16	128,800
GRANTOR: GIBSON NAN KAVANAUGH						
GRANTEE: MOCAMA HOLDINGS LLC						
2181/0001	3/02/2018	TD	U	V	16	128,800
GRANTOR: WILLIAM HARDEE KAVANA						
GRANTEE: MOCAMA HOLDINGS LLC						

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	0003	MU-8	0.00	0.00	6,530.00	SF		1.00	1.00	1.00	30.00	30.00	195,900							
2	001000	C	COMMERCIAL	0		MU-8	0.00	0.00	14,375.00	SF		1.00	1.00	1.00	40.00	40.00	575,000							

REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 770,900 Market: 0 Agricultural: 0 Common: 770,900 PRINTED 08/02/2023 BY SYS