

BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
DOR CODE	0000	VACANT		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	811 S 11TH ST, FERNANDINA BEACH			

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
BLD DATE											LGL DATE				
XF DATE											LAND DATE				
INC DATE											AG DATE				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE					0
TOTAL MARKET OB/XF VALUE					0
TOTAL LAND VALUE - MARKET					50,000
TOTAL MARKET VALUE					50,000
SOH/AGL Deduction					6,000
ASSESSED VALUE					44,000
TOTAL EXEMPTION VALUE		10			44,000
BASE TAXABLE VALUE					0
TOTAL JUST VALUE					50,000
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					40,000
PERMIT NUM	DESCRIPTION		AMT	ISSUED	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/0497	5/17/2017	WD	Q	V	05	85,000
GRANTOR: OBSZARSKI RICHARD W						
GRANTEE: NASSAU HABITAT FOR						
1621/0118	5/22/2009	WD	U	V	15	50,000
GRANTOR: MAGNET CC&T INC						
GRANTEE: SELDERS MARYANN						

BUILDING NOTES

BUILDING DIMENSIONS

L N	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
	TOTAL OB/XF										0				

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	50,000										