BLOCK 180 W1/2 OF LOT 8
PT OR 1878/1808
CITY OF FDNA BEACH

MIRSCHEL ARLENE L
506 DATE STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0180-0082

NASSAU COUNTY PROPERTY

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

KELP 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	81,340
TOTAL MARKET VALUE	81,340
SOH/AGL Deduction	38,034
ASSESSED VALUE	43,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,306
TOTAL JUST VALUE	81,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1878/1808	9/13/2013	WD	Q	V	05	100,000
GRANTOR: REESE RONALD STEVEN T						
GRANTEE: MIRSCHEL ARLENE L						
1277/1347	12/01/2004	PR	U	V	01	100
GRANTOR: REESE RONALD S P/R						
GRANTEE: REESE RONALD S						

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		MU-8	50.00	100.00	4,648.00	SF		1.00	1.00	1.00	17.50	17.50	81,340							

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 81,340 Market: 0 Agricultural: 0 Common: 81,340 PRINTED 08/02/2023 BY SYS