

BLK 196 LOT 7  
IN OR 982/597  
R/W IN OR 150/517

GALLUP WILLIAM F  
1090 OLIVE ST  
FERNANDINA BEACH, FL 32034

**2023**

00-00-31-1800-0196-0070  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY Tax Group: 8     Tax Dist: STANDARD BUILDING MARKET VALUE     0 TOTAL MARKET OB/XF VALUE     12,555 TOTAL LAND VALUE - MARKET     37,500 TOTAL MARKET VALUE     50,055 SOH/AGL Deduction     31,245 ASSESSED VALUE     18,810 TOTAL EXEMPTION VALUE     0 BASE TAXABLE VALUE     18,810 TOTAL JUST VALUE     50,055 NCON VALUE     0 INCOME VALUE PREVIOUS YEAR MKT VALUE     49,286									
DOR CODE		0100 SINGLE FAMILY								TOTALS												BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
MAP NUM		MKT AREA     02								EXTRA FEATURES												BUILDING NOTES									
NEIGHBORHOOD/LOC		2001.00								OLIVE ST, FERNANDINA BEACH												BUILDING DIMENSIONS									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	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										
					1	0351	CARPOT MT	0	0	30	45	SF	10.00	10.00	100	2020	2020	3	93	12,555											
TOTALS																						TOTAL OB/XF     12,555									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT 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	0007	C-1	100.00	100.00	10,000.00	SF		1.00	1.00	0.50	7.50	3.75	37,500														
REVIEW DATE     09/08/2021     BY     RK     Total Acres: 0.00     Total Land Value: 37,500     Market: 0     Agricultural: 0     Common: 37,500     PRINTED 08/02/2023 BY SYS																															