BLOCK 209 LOT S1/2 OF 1
CITY OF FDNA BEACH

SINOR & SCHERR LLC
1772 1ST AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0209-0012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	60,000
SOH/AGL Deduction	5,000
ASSESSED VALUE	55,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,000
TOTAL JUST VALUE	60,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/1876	2/18/2020	WD	Q	I	05	265,000
GRANTOR: GALLUP WILLIAM F						
GRANTEE: SINOR & SCHERR LLC						
2270/1537	2/28/2019	QC	U	V	11	100
GRANTOR: GALLUP MARILYN LANNON						
GRANTEE: GALLUP WILLIAM F						

S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/06/2023 DC
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

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	CI	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	12.00	12.00	60,000							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS