BLOCK 218 SUB C & D OF 5
IN OR 2031/1062
CITY OF FDNA BEACH

WESTROCK CP LLC
3950 SHACKLEFORD RD SUITE 100
DULUTH, GA 30096

2023

00-00-31-1800-0218-05C0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

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

1104 FRANKLIN ST, FERNANDINA BEACH

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	193,500
TOTAL MARKET VALUE	193,500
SOH/AGL Deduction	124,940
ASSESSED VALUE	68,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,560
TOTAL JUST VALUE	193,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161301	DEMO	0	05/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2031/1066	2/27/2016	WD	U	I	11	100
GRANTOR: GREEN RAYFIELD JR						
GRANTEE: WESTROCK CP LLC						
2031/1064	2/27/2016	WD	U	I	11	100
GRANTOR: GREEN DENNIS R						
GRANTEE: WESTROCK CP 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	000000	C	VAC RES	0	0006	MU-1	86.00	100.00	86.00	FF		1.00	1.00	0.90	2,500.00	2,250.00	193,500							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 193,500 Market: 0 Agricultural: 0 Common: 193,500 PRINTED 08/02/2023 BY SYS