BLOCK 232 N80 FT OF SUB D OF
LOT 10 PT OR 2140/147
BEING PARCEL 8

NEW ATLANTIC BUILDERS INC
5875 MINING TERRACE STE 206
JACKSONVILLE, FL 32257

2023

00-00-31-1800-0232-10D0

NASSAU COUNTY PROPERTY

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				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

601 S 13TH 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	128,000
TOTAL MARKET VALUE	128,000
SOH/AGL Deduction	0
ASSESSED VALUE	128,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,000
TOTAL JUST VALUE	128,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20221931	NEW CONSTR	0	03/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2547/0240	3/11/2022	WD	Q	V	05	387,600
GRANTOR: HUBEN EDWARD F						
GRANTEE: NEW ATLANTIC BUILDE						
2140/0147	8/04/2017	WD	Q	V	05	130,000
GRANTOR: GIBBS MICHAEL LEE						
GRANTEE: HUBEN EDWARD F						

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		R-2	80.00	100.00	80.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	128,000							

REVIEW DATE 08/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 128,000 Market: 0 Agricultural: 0 Common: 128,000 PRINTED 08/02/2023 BY SYS