BLK 243 S 13FT OF N 43FT OF
W 125FT OF LOT 2
CITY OF FDNA BEACH

ROSS CECELIA & FRANK
402 CROWN PARK AVE
BETHESDA, MD 20878

2023

00-00-31-1800-0243-0022

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

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

S 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	34,008
TOTAL MARKET VALUE	34,008
SOH/AGL Deduction	15,132
ASSESSED VALUE	18,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,876
TOTAL JUST VALUE	34,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9941B	ADDITION	15,000	07/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2590/1661	9/03/2022	QC	U	I	11	100
GRANTOR: ROSS CECELIA						
GRANTEE: ROSS CECELIA & FRAN						
2559/1642	4/23/2022	QC	U	I	11	100
GRANTOR: RAGIN THERESA						
GRANTEE: ROSS CECLIA						

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	0003	R-2	13.00	125.00	13.00	FF	1	1.09	1.00	1.09	2,400.00	2,616.00	34,008							

REVIEW DATE 08/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 34,008 Market: 0 Agricultural: 0 Common: 34,008 PRINTED 08/02/2023 BY SYS