BLK 244 TRACT D OF LOT 4 &
S1/2 OF TRACT H OF LOT 5
IN OR 1501/1407

GRUBER C MARCUS III & PATRICIA ANN
2438 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0244-04D0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

130 N 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	32,670
TOTAL MARKET VALUE	32,670
SOH/AGL Deduction	0
ASSESSED VALUE	32,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,670
TOTAL JUST VALUE	32,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051454	NEW CONSTR	5,000	03/23/2005
20051416	OTHER	4,000	03/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/1490	5/22/2023	WD	Q	V	01	215,000
GRANTOR: LINLEY THOMAS C & STA						
GRANTEE: GRUBER C MARCUS III						
1501/1407	5/29/2007	WD	U	V	05	84,000
GRANTOR: CONSOLIDATED EQUITY I						
GRANTEE: LINLEY THOMAS C & S						

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	001000	C	COMMERCIAL	0	0006	MU-1	65.00	102.00	6,534.00	SF		1.00	1.00	1.00	5.00	5.00	32,670							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 32,670 Market: 0 Agricultural: 0 Common: 32,670 PRINTED 08/02/2023 BY SYS