BLOCK 255 LOT 9
(EX S 7.5 FT OF 9)
PT OR 1045/58 & OR 1939/429

GORE CARROL WAYNE TRUST/GORE CARROL WAYNE TRUSTEE
704 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0255-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

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

N 15TH 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	314,325
TOTAL MARKET VALUE	314,325
SOH/AGL Deduction	152,805
ASSESSED VALUE	161,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,520
TOTAL JUST VALUE	314,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1939/0429	9/23/2014	QC	U	V	11	100
GRANTOR: LITTLE CHRISTY						
GRANTEE: GORE CARROLL WAYNE						
1045/0058	3/21/2002	WD	U	V	06	100
GRANTOR: GORE CARROL WAYNE						
GRANTEE: GORE CARROL WAYNE T						

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	R-1	129.00	230.00	1.00	LT		1.00	1.00	1.10	225,000.00	247,500.00	247,500							
2	000000	C	VAC RES	0	0006	R-1	0.00	0.00	0.27	LT		1.00	1.00	1.10	225,000.00	247,500.00	66,825							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 314,325 Market: 0 Agricultural: 0 Common: 314,325 PRINTED 08/02/2023 BY SYS