BLOCK 258 W100' OF S1/2 OF
LOT 5
CITY OF FDNA BEACH

SPRINGER RYAN LEE
97049 CUTLASS WAY
YULEE, FL 32097

2023

00-00-31-1800-0258-0052

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

324 N 14TH 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	122,500
TOTAL MARKET VALUE	122,500
SOH/AGL Deduction	0
ASSESSED VALUE	122,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,500
TOTAL JUST VALUE	122,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032999	XFOB	1,000	04/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2585/0340	8/17/2022	QC	U	V	11	100
GRANTOR: SPRINGER ROBERT H JR						
GRANTEE: SPRINGER RYAN LEE						
2427/1324	1/22/2021	DG	U	V	11	100
GRANTOR: SPRINGER ROBERT H JR						
GRANTEE: SPRINGER ROBERT H J						

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	86.00	100.00	1.00	LT		1.00	1.00	0.70	175,000.00	122,500.00	122,500							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 122,500 Market: 0 Agricultural: 0 Common: 122,500 PRINTED 08/02/2023 BY SYS