BLOCK 261
TRACTS A,B,G & H OF LOT 10 &
E1/2 ABANDONED ST LYING W

EUHUS DAVID & STACY
8646 SANDY PLAINS RD
DUNDALK, MD 21222

2023

00-00-31-1800-0261-010A

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	307,200
TOTAL MARKET VALUE	307,200
SOH/AGL Deduction	53,760
ASSESSED VALUE	253,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,440
TOTAL JUST VALUE	307,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222218	NEW CONSTR	0	07/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2462/0833	5/12/2021	WD	Q	V	02	273,000
GRANTOR: PETRO BARBARA GLADYS						
GRANTEE: EUHUS DAVID & STACY						
1972/0150	3/30/2015	PR	U	V	30	100
GRANTOR: DOUGLASS JULIA WHELCH						
GRANTEE: PETRO BARBARA GLADY						

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

1418 BEECH ST, FERNANDINA BEACH

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		128.00	172.00	128.00	FF		1.00	1.00	1.00	2,400.00	2,400.00	307,200							

REVIEW DATE 07/06/2023 BY TW Total Acres: 0.00 Total Land Value: 307,200 Market: 0 Agricultural: 0 Common: 307,200 PRINTED 08/02/2023 BY SYS