BLOCK 262 W'LY 115' OF S1/2 OF
LOT 6 (S-2 & S-4)
IN OR 1442/1419

KILLEN K ALAN
PO BOX 1509
FERNANDINA BEACH, FL 32035-1509

2023

00-00-31-1800-0262-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

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

FIR 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	528
TOTAL LAND VALUE - MARKET	196,027
TOTAL MARKET VALUE	196,555
SOH/AGL Deduction	103,564
ASSESSED VALUE	92,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,991
TOTAL JUST VALUE	196,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1442/1419	9/07/2006	WD	U	V	01	34,400
GRANTOR: KILLEN K ALAN						
GRANTEE: KILLEN K ALAN						
1145/1649	6/17/2003	WD	U	V	01	100
GRANTOR: KILLEN M KERRY & SHEL						
GRANTEE: KILLEN K ALAN						

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
1	0940	SHEDS/PORT	0	0	8	11	88.00	SF	30.00	30.00	100	1986	1986	3	20	528	

LAND DESCRIPTION

TOTAL OB/XF 528

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	000001	C	V RS W/XFOB	0			115.00	172.00	115.31	FF		1.00	1.00	0.85	2,000.00	1,700.00	196,027							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 196,027 Market: 0 Agricultural: 0 Common: 196,027 PRINTED 08/02/2023 BY SYS