BLOCK 264 S1/2 OF 4
PT OF OR 507 PG 743
CITY OF FDNA BEACH

NASSAU COUNTY BOARD OF REALTORS INCORPORATED
910 SOUTH 14TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0264-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,932
TOTAL LAND VALUE - MARKET	98,900
TOTAL MARKET VALUE	105,832
SOH/AGL Deduction	47,125
ASSESSED VALUE	58,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,707
TOTAL JUST VALUE	105,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0507/0743	1/06/1987	MS	U	I		92,500
GRANTOR: MOORE ROSCOE & MARY						
GRANTEE: NASSAU CO BD REALTO						
0367/0664	8/01/1982	MS	U	I		40,000
GRANTOR:						
GRANTEE:						

S 14TH ST, FERNANDINA BEACH

BLD DATE	02/27/2020	KK	LGL DATE	02/27/2020 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0473	VF 3 RAIL	0	0	0	0	73.00	LF	7.50	7.50	100	2019	2019	3	96	526	
2	0475	VF 4 SBPL	0	0	0	0	24.00	LF	14.00	14.00	100	2019	2019	3	96	323	
3	0476	VF 6 SBPL	0	0	0	0	198.00	LF	32.00	32.00	100	2019	2019	3	96	6,083	

LAND DESCRIPTION

TOTAL OB/XF 6,932

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	001001	C	V CM/XFOBT	0		MU-1	86.00	230.00	19,780.00	SF		1.00	1.00	1.00	5.00	5.00	98,900							

REVIEW DATE 02/27/2020 BY KK Total Acres: 0.00 Total Land Value: 98,900 Market: 0 Agricultural: 0 Common: 98,900 PRINTED 08/02/2023 BY SYS