BLK 267 LOT 1 & PT OF LOT 10
IN OR 2455/1763
CITY OF FDNA BEACH S/D OF

ISLAND PARK PROPERTIES LLC
PO BOX 489
YULEE, FL 32041

2023

00-00-31-1800-0267-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2001.00		

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

1412 NECTARINE ST, FERNANDINA BEACH

BLD DATE	01/11/2018	KK	LGL DATE	
XF DATE	01/11/2018	KK	LAND DATE	01/11/2018 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,764
TOTAL LAND VALUE - MARKET	247,060
TOTAL MARKET VALUE	249,824
SOH/AGL Deduction	0
ASSESSED VALUE	249,824
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,824
TOTAL JUST VALUE	249,824
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703901	NEW CONSTR	50,000	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/1763	4/23/2021	SW	Q	I	01	290,000
GRANTOR: TOADFISH OF AMELIA LL						
GRANTEE: ISLAND PARK PROPERT						
1964/0015	2/18/2015	QC	U	I	11	100
GRANTOR: AMELIA RIVER FARMS GR						
GRANTEE: TOADFISH OF AMELIA						

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	0430	CL FNC 6B	0	0	0	0	244.00	LF	9.70	9.70	100	1997	1997	3	45	1,065	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	45	270	
3	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1997	1997	3	45	700	
5	0465	FNC GT 15'	0	0	0	0	2.00	UT	450.00	450.00	100	2010	2010	3	81	729	

LAND DESCRIPTION

TOTAL OB/XF 2,764

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	009100	C	UTILITY	0	0003	CI	172.00	240.00	41,279.94	SF		1.00	1.00	0.57	10.50	5.99	247,060							

REVIEW DATE 01/11/2018 BY KK Total Acres: 0.00 Total Land Value: 247,060 Market: 0 Agricultural: 0 Common: 247,060 PRINTED 08/02/2023 BY SYS