BLOCK 267 W 1/2 OF LOT 10
EX W 30 FT
PT OR 2455/1778

ISLAND PARK PROPERTIES LLC
PO BOX 489
YULEE, FL 32041

2023

00-00-31-1800-0267-0102

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

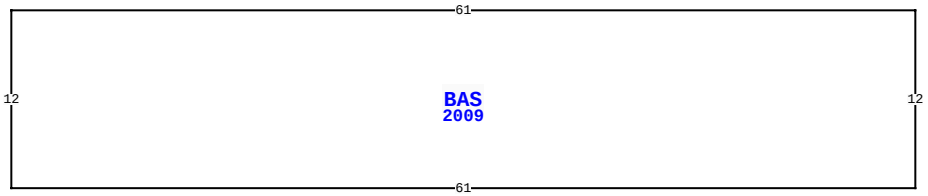
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	732	8,070
TOTALS	732		732	8,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	732	84.8000	55.12	40,348	1971	1985	0	0	10	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 732 HX Base Yr



1410 NECTARINE ST, FERNANDINA BEACH

BLD DATE	04/07/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,000
TOTAL MARKET OB/XF VALUE	961
TOTAL LAND VALUE - MARKET	62,135
TOTAL MARKET VALUE	67,096
SOH/AGL Deduction	0
ASSESSED VALUE	67,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,096
TOTAL JUST VALUE	67,096
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/1778	4/23/2021	SW	Q	I	05	691,000
GRANTOR: PAPPY'S LLP						
GRANTEE: ISLAND PARK PROPERT						
0972/1666	2/28/2001	PR	U	I	09	400,000
GRANTOR: LEE LINTON ESTATE						
GRANTEE: PAPPY'S LLP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W61S12E61N12$.

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	11	8	88.00	SF	30.00	30.00	100	1980	1980	3	20	528	
2	0810	CONCRETE A	0	0	8	6	48.00	SF	6.50	6.50	100	1980	1980	3	35	109	
3	0810	CONCRETE A	0	0	9	9	81.00	SF	6.50	6.50	100	1980	1980	3	35	184	
4	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2010	2010	3	50	140	

LAND DESCRIPTION

TOTAL OB/XF 961

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	000230	C	MH-SFR LOT	0	0006	CI	85.00	172.00	14,620.00	SF		1.00	1.00	1.00	4.25	4.25	62,135							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 62,135 Market: 0 Agricultural: 0 Common: 62,135 PRINTED 08/02/2023 BY SYS