BLOCK 270 LOT 20
CITY OF FDNA BEACH

METZ RUSSELL DAVID & JAIMI MOORE
1037 SHIPWATCH DR E
JACKSONVILLE, FL 32225

2023

00-00-31-1800-0270-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.0400		

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

147 S 3RD 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	0
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	150,000
SOH/AGL Deduction	50,175
ASSESSED VALUE	99,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,825
TOTAL JUST VALUE	150,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200434	NEW CONSTR	295,069	10/30/2020
20200435	GARAGE	23,135	10/30/2020
20183240	NEW CONSTR	283,531	09/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/1275	3/24/2023	SW	Q	I	01	749,900
GRANTOR: HARBOR VIEW-ARTISAN L						
GRANTEE: METZ RUSSELL DAVID						
2104/1308	2/28/2017	SW	Q	I	05	1,750,000
GRANTOR: FERNANDINA LUMBER & S						
GRANTEE: HARBOR VIEW-ARTISAN						

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	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	60.00	60.00	150,000							

REVIEW DATE 08/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS