PT BLK 272 BEING ONLY PT LYING
NELY RR R/W & S1/2 OF R/W
ABND BY OR 668/1703

AMELIA RIVER VIEW LLC/ERICKSON LORETTA L
2057 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0272-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 4000 | VACANT INDUSTRIAL | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

BEECH & 2ND ST ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/15/2021 KK |
| 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 | 117,610 |
| TOTAL MARKET VALUE | 117,610 |
| SOH/AGL Deduction | 39,339 |
| ASSESSED VALUE | 78,271 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 78,271 |
| TOTAL JUST VALUE | 117,610 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 117,610 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2623/0059 | 3/02/2023 | WD | Q | V | 01 | 150,000 |
| GRANTOR: ERICKSON ROBERT D & | | | | | | |
| GRANTEE: AMELIA RIVER VIEW L | | | | | | |
| 2233/1512 | 10/30/2018 | TX | U | I | 11 | 70,000 |
| GRANTOR: TAX COLLECTOR | | | | | | |
| GRANTEE: ERICKSON ROBERT D & | | | | | | |

### 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 | 004000 | C | VAC INDUSTIR | 0 | | I-1 | 0.00 | 0.00 | 23,522.00 | SF | | 1.00 | 1.00 | 0.50 | 10.00 | 5.00 | 117,610 | | | | | | | |

REVIEW DATE 06/15/2021 BY KK Total Acres: 0.00 Total Land Value: 117,610 Market: 0 Agricultural: 0 Common: 117,610 PRINTED 08/02/2023 BY SYS