BLOCK 279 LOTS 6 & 7
CITY OF FDNA BEACH

KERLIN CASEY
95089 HENDRICKS RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0279-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

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

418 S 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	133,525
TOTAL MARKET VALUE	133,525
SOH/AGL Deduction	0
ASSESSED VALUE	133,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,525
TOTAL JUST VALUE	133,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210076	DEMOLITION	0	09/27/2021
20091454	H/AC	1,500	10/23/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1125	6/07/2021	WD	U	I	37	125,000
GRANTOR: LAMEE RICHARD F						
GRANTEE: KERLIN CASEY						
1619/0793	5/05/2009	WD	U	I	30	65,000
GRANTOR: LOVELL TAMMI T ETAL						
GRANTEE: LAMEE RICHARD F						

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	50.00	125.00	50.00	FF		1.00	1.00	0.76	3,500.00	2,670.50	133,525							

REVIEW DATE 11/29/2021 BY RK Total Acres: 0.00 Total Land Value: 133,525 Market: 0 Agricultural: 0 Common: 133,525 PRINTED 08/02/2023 BY SYS