

BLOCK 279 LOT 20  
 IN OR 2643/1103  
 CITY OF FDNA BEACH

OCEANBORN INVESTMENT GROUP LLC  
 PO BOX 1509  
 FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0279-0200



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
															<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 87,500 TOTAL MARKET VALUE 87,500 SOH/AGL Deduction 60,705 ASSESSED VALUE 26,795 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 26,795 TOTAL JUST VALUE 87,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE																							
															<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>																							
															<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2643/1103</td> <td>5/24/2023</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: OCEANBORN INVESTMENT GRANTEE: OCEANBORN INVESTMEN										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2643/1103	5/24/2023	QC	U	V	11	100
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2643/1103	5/24/2023	QC	U	V	11	100																																
															<b>BUILDING NOTES</b>																							
															<b>BUILDING DIMENSIONS</b>																							
<b>TOTALS</b> 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															421 S 4TH ST, FERNANDINA BEACH BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																							
L N	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																						
<b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 0																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	87,500																					
<b>REVIEW DATE</b> 08/01/2022 <b>BY</b> KBA    Total Acres: 0.00    Total Land Value: 87,500    Market: 0    Agricultural: 0    Common: 87,500 <b>PRINTED 08/02/2023 BY SYS</b>																																						