BLOCK 288 LOT 1
CITY OF FDNA BEACH

ARTISAN RE PARTNERS LLC
89 OCEAN COURSE DR
PONTE VEDRA BEACH, FL 32082

2023

00-00-31-1800-0288-0010

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

502 GUM ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	200,000
SOH/AGL Deduction	80,975
ASSESSED VALUE	119,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,025
TOTAL JUST VALUE	200,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	713,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162213	DEMOSHED	200	08/12/2016
20040206	3.5 TON H/AC	5,000	02/04/2004
984119	SIDING/BATHRM REM	2,500	08/17/1998
6231	XFOB	1,000	10/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/530	5/31/2023	WD	Q	V	01	25,000
GRANTOR: HIGGS FAMILY JOINT RE						
GRANTEE: ARTISAN RE PARTNERS						
2551/1549	3/09/2022	PR	U	I	19	100
GRANTOR: JOHNSON BROOKE P/R OF						
GRANTEE: JOHNSON BROOKE ASHL						

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	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.50	4,000.00	2,000.00	200,000							

REVIEW DATE 01/09/2023 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS