BLOCK 288 LOT 4
CITY OF FDNA BEACH

TRUE COURSE YACHT MANAGEMENT
463688 STATE RD 200, SUITE 1 #302
YULEE, FL 32097

2023

00-00-31-1800-0288-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

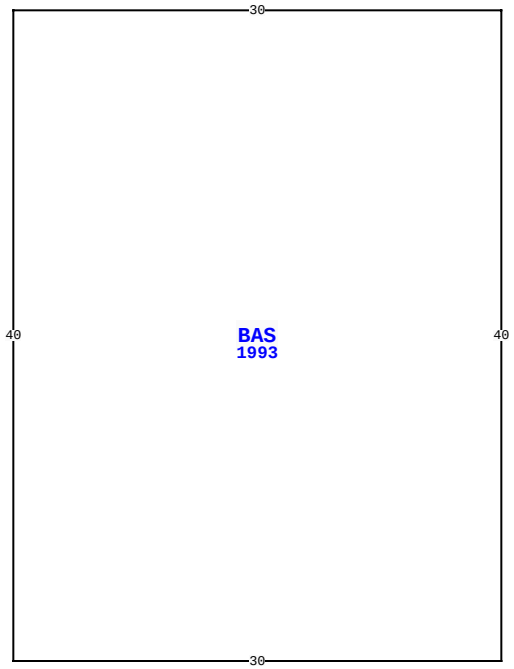
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	18,336
TOTALS	1,200		1,200	18,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	04	1,200	63.0000	30.56	36,672	1989	1989	0	0	0	50.00	50.00

2 GARAGE – 0% - 0 Heated Area: 1200 HX Base Yr



501 HICKORY ST, FERNANDINA BEACH

BLD DATE	09/03/2021	KK	LGL DATE	
XF DATE	09/03/2021	KK	LAND DATE	09/03/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	18,336
TOTAL MARKET OB/XF VALUE	2,016
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	140,352
SOH/AGL Deduction	0
ASSESSED VALUE	140,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,352
TOTAL JUST VALUE	140,352
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5311	XFOB	4,908	04/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2447/1545	3/29/2021	WD	Q	I	01	160,000
GRANTOR: JORJ INC						
GRANTEE: TRUE COURSE YACHT M						
2389/0403	8/21/2020	WD	Q	I	05	240,000
GRANTOR: YORK WAYNE & BETTY R						
GRANTEE: JORJ INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S40 E30 N40 $.

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
5	0681	POLE SHED	0	0	42	16	672.00	SF	15.00	15.00	100	1989	1989	3	20	2,016	

LAND DESCRIPTION

TOTAL OB/XF 2,016

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	004001	C	V IND/XFOB	0	0006	I-1	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	12.00	12.00	120,000							

REVIEW DATE 06/14/2021 BY RKA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS