BLOCK 288 N1/2 LOT 5
CITY OF FDNA BEACH
IN OR 2499/1484

NOTTINGHAM KENT J & DEBORAH B
5424 PACES MILL RD
TALLAHASSEE, FL 32309

**2023**

**00-00-31-1800-0288-0050**

## NASSAU COUNTY PROPERTY



### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

723 S 6TH ST, FERNANDINA BEACH

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 1,345 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 201,345 |
| SOH/AGL Deduction | 35,687 |
| ASSESSED VALUE | 165,658 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 165,658 |
| TOTAL JUST VALUE | 201,345 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 150,598 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2499/1484 | 9/16/2021 | WD | Q | V | 01 | 154,000 |
| GRANTOR: INCOAST GROUP LLC | | | | | | |
| GRANTEE: NOTTINGHAM KENT J & | | | | | | |
| 2458/1441 | 4/30/2021 | WD | Q | V | 01 | 250,000 |
| GRANTOR: JORJ INC | | | | | | |
| GRANTEE: INCOAST GROUP LLC | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0810 | CONCRETE A | 0 | 0 | 38 | 11 | 418.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 49.5 | 1,345 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,345

| 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 | 000100 | C | SFR | 0 | 0006 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 200,000 | | | | | | | |

REVIEW DATE 06/01/2022 BY KWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS