

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD		Tax Group: 2		Tax Dist:		PERMIT NUM		DESCRIPTION		AMT		ISSUED						
														BUILDING MARKET VALUE		0																		
														TOTAL MARKET OB/XF VALUE		0																		
														TOTAL LAND VALUE - MARKET		45,000																		
														TOTAL MARKET VALUE		45,000																		
														SOH/AGL Deduction		0																		
														ASSESSED VALUE		45,000																		
														TOTAL EXEMPTION VALUE		0																		
														BASE TAXABLE VALUE		45,000																		
														TOTAL JUST VALUE		45,000																		
														NCON VALUE		0																		
														INCOME VALUE																				
														PREVIOUS YEAR MKT VALUE		35,000																		
DOR CODE										0000 VACANT																								
MAP NUM										MKT AREA										01														
NEIGHBORHOOD/LOC										1010.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES										913 S 7TH ST, FERNANDINA BEACH																								
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																		
LAND DESCRIPTION										TOTAL OB/XF										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	0.00	0.00	5,000.00	SF		1.00	1.00	1.00	9.00	9.00	45,000																	
REVIEW DATE 06/13/2022 BY KK Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																		

SALES DATA										
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2630/0492	4/06/2023	WD Q	Q	V	05	260,000				
GRANTOR: JOHN WALTER GREEVES L										
GRANTEE: HOLBROOK JOHN E										
2583/1674	8/10/2022	WD U	U	V	30	110,000				
GRANTOR: NORTH FLORIDA KEYS LL										
GRANTEE: JOHN WALTER GREEVES										

BUILDING NOTES									

BUILDING DIMENSIONS									