IN OR 1645/1528
EX EGANS BLUFF NORTH PB5/272
EX EGANS BLUFF EAST PB 5/367

DENTON II LLC
18305 BISCAYNE BLVD, SUITE 400
AVENTURA, FL 33160

2023

02-2N-28-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2026.00		

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

OFF ROBERT OLIVER AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	43,225
TOTAL MARKET VALUE	43,225
SOH/AGL Deduction	42,948
ASSESSED VALUE	277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277
TOTAL JUST VALUE	43,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1645/1528	10/27/2009	TX	U	V	11	7,500
GRANTOR: TAX COLLECTOR						
GRANTEE: DENTON II LLC						
0740/0359	9/27/1995	QC	U	V	06	1,200
GRANTOR: J C BOATRIGHT						
GRANTEE: MIDLAND GROUP PARTN						

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	009600	C	WASTELAND	0		RS-2	0.00	0.00	17.29	AC		1.00	1.00	1.00	2,500.00	2,500.00	43,225							

REVIEW DATE 01/01/2018 BY MH Total Acres: 17.29 Total Land Value: 43,225 Market: 0 Agricultural: 0 Common: 43,225 PRINTED 08/02/2023 BY SYS