PT OF SEC 9-3N-29E OR 84/293
{K/A FORT CLINCH STATE PARK}

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

09-3N-29-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

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

1781 LISA AVE, FERNANDINA BEACH

BLD DATE	08/24/2021	KK	LGL DATE	08/24/2021 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		5,040
TOTAL LAND VALUE - MARKET		9,000,000
TOTAL MARKET VALUE		9,005,040
SOH/AGL Deduction		2,634,174
ASSESSED VALUE		6,370,866
TOTAL EXEMPTION VALUE	07	6,370,866
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		9,005,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,004,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081116	OTHER	1,000	07/03/2008
20080830	REMODEL	8,000	05/15/2008
20052266	H/AC	2,000	07/20/2005
20032728	REPAIR/RRF	8,000	04/21/2003
984451	REPAIR/RRF	4,000	10/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK

GRANTEE: STATE OF FLORIDA TI

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
1	0203	BARN MTL 0	0	0	40	40	1,600.00	SF	9.00	9.00	100	1960	1960	3	20	2,880	
2	0203	BARN MTL 0	0	0	40	30	1,200.00	SF	9.00	9.00	100	1960	1960	3	20	2,160	

LAND DESCRIPTION

TOTAL OB/XF 5,040

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	008700	C	STATE	0			0.00	0.00	120.00	AC		1.00	1.00	0.50	150,000.00	75,000.00	9,000,000							

REVIEW DATE 08/24/2021 BY KKX Total Acres: 120.00 Total Land Value: 9,000,000 Market: 0 Agricultural: 0 Common: 9,000,000 PRINTED 08/02/2023 BY SYS