IN OR 506 PG 1230
EX 3-2 THRU 3-7
EX R/W IN OR 151/411

TIITF/REC & PARKS-FORT CLINCH STATE PARK
C/O DEP 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

09-3N-29-0000-0003-0000

NASSAU COUNTY PROPERTY

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

FORT CLINCH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		2,513,250
TOTAL MARKET VALUE		2,513,250
SOH/AGL Deduction		735,415
ASSESSED VALUE		1,777,835
TOTAL EXEMPTION VALUE	07	1,777,835
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,513,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,513,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0506/1230	12/01/1986	WD	U	V		594,900

GRANTOR:

GRANTEE:

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	008700	C	STATE	0			0.00	0.00	33.51	AC		1.00	1.00	0.50	150,000.00	75,000.00	2,513,250							

REVIEW DATE 01/01/2018 BY MH Total Acres: 33.51 Total Land Value: 2,513,250 Market: 0 Agricultural: 0 Common: 2,513,250 PRINTED 08/02/2023 BY SYS