PT FRACL SEC 10-2N-28E IN
OR 2036/899 BEING
"BEACH ACCESS PARCEL"

PRICE CHARLES B & LAUREN R
4201 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

10-2N-28-0000-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1053.00		

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

S FLETCHER AVE, 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	18,150
TOTAL MARKET VALUE	18,150
SOH/AGL Deduction	0
ASSESSED VALUE	18,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,150
TOTAL JUST VALUE	18,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2494/1975	8/24/2021	QC	U	V	11	100
GRANTOR: HILLIS LINDA M						
GRANTEE: PRICE CHARLES B & L						
2494/1972	8/23/2021	QC	U	V	11	100
GRANTOR: CLOYD DONNA M						
GRANTEE: PRICE CHARLES B & L						

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	000120	C	SFR OCN FT	0			6.00	400.00	5.50	FF		1.00	1.00	0.20	16,500.00	3,300.00	18,150							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 18,150 Market: 0 Agricultural: 0 Common: 18,150 PRINTED 08/02/2023 BY SYS