PARCEL 4 & S-5 OF S1/2 LOT 2
OF AMELIA
PT OR 1157/1613 &

JONES TODD
531 SOUTH 6TH ST
FERNANDINA BEACH, FL 32034

2023

14-2N-28-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

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

5150 FIRST COAST HWY, 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	826,875
TOTAL MARKET VALUE	826,875
SOH/AGL Deduction	3,018
ASSESSED VALUE	823,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	823,857
TOTAL JUST VALUE	826,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	826,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7229	CHNGE SRVC	0	02/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2414/0985	12/03/2020	PR	U	V	19	100
GRANTOR: HEFLIN PAULA P/R OF W						
GRANTEE: JONES TERRY						
1876/1180	5/01/2009	WD	U	V	16	235,000
GRANTOR: MCGOWEN WILLIE JEROM						
GRANTEE: JONES TODD						

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	000300	C	MULTI-FAM	0		CG	0.00	0.00	4.90	AC		1.00	1.00	0.75	225,000.00	168,750.00	826,875							

REVIEW DATE 06/09/2021 BY KKX Total Acres: 4.90 Total Land Value: 826,875 Market: 0 Agricultural: 0 Common: 826,875 PRINTED 08/02/2023 BY SYS