PT GOVT LOT 2 OF SEC 14-2N-28E
IN OR 1954/40

MARTEX SERVICES INC
1417 AVERY RD STE 200
FERNANDINA BEACH, FL 32034

2023

14-2N-28-0000-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

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

STEWART 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	3,832
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	78,832
SOH/AGL Deduction	38,428
ASSESSED VALUE	40,404
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,404
TOTAL JUST VALUE	78,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1954/0040	12/19/2014	SW	Q	I	05	625,000
GRANTOR: W L JENKINS COMPANY						
GRANTEE: MARTEX SERVICES INC						
1788/1251	4/16/2012	WD	Q	I	02	21,000
GRANTOR: DARLINGTON IRA & GERR						
GRANTEE: W L JENKINS COMPANY						

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	0424	CL FNC 6'	0	0	0	0	50.00	LF	10.00	10.00	100	1994	1994	3	36	180	
2	0467	FNC GT 25'	0	0	0	0	1.00	UT	350.00	350.00	100	1994	1994	3	36	126	
3	0424	CL FNC 6'	0	0	0	0	103.00	LF	20.00	20.00	100	1994	1994	3	36	742	
4	0681	POLE SHED	0	0	20	32	640.00	SF	15.00	15.00	100	2000	2000	3	29	2,784	

LAND DESCRIPTION

TOTAL OB/XF 3,832

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	001001	C	V CM/XFOBT	0	0007	RS-2	50.00	95.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/31/2022 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS