PT GOVT LOT 2 OF SEC 14-2N-28E
IN OR 1094/435 & OR 2399/444

EMORY EUGENE K
5576 GREGG ST
FERNANDINA BEACH, FL 32034

2023

14-2N-28-0000-0008-0000

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	3,640
TOTAL LAND VALUE - MARKET	131,250
TOTAL MARKET VALUE	134,890
SOH/AGL Deduction	76,723
ASSESSED VALUE	58,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,167
TOTAL JUST VALUE	134,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/0444	10/07/2020	WD	Q	V	03	25,000
GRANTOR: SAWYER ROBERT B LIVIN						
GRANTEE: EMORY EUGENE K						
1094/0435	8/02/2002	QC	U	V	06	100
GRANTOR: WILLIAMS WALTER CHARL						
GRANTEE: WILLIAMS ANNIE B						

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	0510	GARAGE WD-	0	0	26	20	520.00	SF	35.00	35.00	100	1980	1980	3	20	3,640	

LAND DESCRIPTION

TOTAL OB/XF 3,640

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	000001	C	V RS W/XFOB	0	0007	RS-2	75.00	95.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							
2	000001	C	V RS W/XFOB	0		RS-2	37.00	95.00	1.00	LT		1.00	1.00	0.75	75,000.00	56,250.00	56,250							

REVIEW DATE 06/24/2020 BY KWA Total Acres: 0.00 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 08/02/2023 BY SYS