PT OF SEC 14-3N-28E
IN OR 2020/425

ISLAND CREEK OUTPOST INC
951 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

14-3N-28-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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

N 14TH ST, 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	14
TOTAL MARKET VALUE	14
SOH/AGL Deduction	0
ASSESSED VALUE	14
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14
TOTAL JUST VALUE	14
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2020/0425	12/22/2015	QC	U	V	11	4,500

GRANTOR: THORNTON JACK R

GRANTEE: ISLAND CREEK OUTPOS

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	009615	C	SLOUGH-MAS	0			0.00	0.00	0.58	AC		1.00	1.00	1.00	25.00	25.00	14							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.58 Total Land Value: 14 Market: 0 Agricultural: 0 Common: 14 PRINTED 08/02/2023 BY SYS