IN DB 43 PG 306 & OR 127/606 &
OR 997/1979
(EX 248 PG 396)

CEMETERY PROPERTY
C/O MARY MALLINSON LONG, 120 SWEET HOLLOW WAY
MARYVILLE, TN 37803

2023

20-2N-28-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7600	MORTUARY/CEMETERY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3036.00		

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

5551 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE	07/27/2022	KK	LGL DATE	07/27/2022 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		16,399
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		41,399
SOH/AGL Deduction		3,444
ASSESSED VALUE		37,955
TOTAL EXEMPTION VALUE	15	37,955
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		41,399
NCON VALUE		3,900
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		30,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004090	ADDITION - LEAN T	9,161	03/16/2022
19005299	XFOB - SHED	18,712	07/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0997/1979	7/16/2001	WD	U	V	01	100

GRANTOR: HAMILTON ROBERT HARRI
GRANTEE: LONG MARY MALLINSON

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	24	16	384.00	SF	35.00	35.00	100	2019	2019	3	93	12,499	
2	0350	CARPORT WD	0	0	25	12	300.00	SF	13.00	13.00	100	2022	2022	3	100	3,900	

LAND DESCRIPTION

TOTAL OB/XF 16,399

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	007610	C	CEMETERY	0	0006	RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 07/27/2022 BY KK Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 08/02/2023 BY SYS