PT OF GOVT LOTS 1 & 2
IN OR 1041/623
EX 14-26

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2023

20-3N-29-0000-0014-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8901	MUNICIPAL VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1042.00		

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

1ST AV, 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		646,500
TOTAL MARKET VALUE		646,500
SOH/AGL Deduction		184,556
ASSESSED VALUE		461,944
TOTAL EXEMPTION VALUE	04	461,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		646,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1041/0623	3/04/2002	TD	Q	V		400,000
GRANTOR: BURNS PAUL C TRUSTEE						
GRANTEE: CITY OF FDNA BEACH						
0766/1225	7/26/1996	WD	U	V	07	100
GRANTOR: PRUDENTIAL ENTERPRISE						
GRANTEE: BURNS PAUL C TRUSTE						

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	008000	C	VAC GVRNMNTL	0			0.00	0.00	4.31	AC		1.00	1.00	1.00	150,000.00	150,000.00	646,500							

REVIEW DATE 01/01/2018 BY MH Total Acres: 4.31 Total Land Value: 646,500 Market: 0 Agricultural: 0 Common: 646,500 PRINTED 08/02/2023 BY SYS