IN OR 2374/1303

CARROLL JOSEPH C & CHRISTINA A
PO BOX 10324
GAITHERSBURG, MD 20898

2023

20-3N-29-0000-0040-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	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

1509 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	153,360
TOTAL MARKET VALUE	153,360
SOH/AGL Deduction	14,186
ASSESSED VALUE	139,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,174
TOTAL JUST VALUE	153,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1303	7/08/2020	WD	Q	V	01	200,000
GRANTOR: RIO LAND & INVESTMENT						
GRANTEE: CARROLL JOSEPH C &						
1435/1562	8/08/2006	QC	U	V	19	100
GRANTOR: RIO LAND & INVESTMENT						
GRANTEE: RIO LAND & INVESTME						

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	000000	C	VAC RES	0	0001	R-1	72.00	125.00	72.00	FF		1.00	1.00	0.71	3,000.00	2,130.00	153,360							

REVIEW DATE 02/23/2023 BY DJ Total Acres: 0.00 Total Land Value: 153,360 Market: 0 Agricultural: 0 Common: 153,360 PRINTED 08/02/2023 BY SYS