

BLOCK 1 LOT 22
PT OR 1321/159
NASSAUVILLE WOODS PB 5/126

MACDONALD IWONA J & ANDREW M
REGENCY HOUSE, LUTTON GOWTS
LINCOLNSHIRE PE129LQ,

2023

25-2N-27-1475-0001-0220



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4									
																	VALUATION SUMMARY									
VALUATION BY																	STANDARD									
Tax Group: 4																	Tax Dist:									
BUILDING MARKET VALUE																	0									
TOTAL MARKET OB/XF VALUE																	0									
TOTAL LAND VALUE - MARKET																	163,500									
TOTAL MARKET VALUE																	163,500									
SOH/AGL Deduction																	84,850									
ASSESSED VALUE																	78,650									
TOTAL EXEMPTION VALUE																	0									
BASE TAXABLE VALUE																	78,650									
TOTAL JUST VALUE																	163,500									
NCON VALUE																	0									
INCOME VALUE																										
PREVIOUS YEAR MKT VALUE																	109,000									
DOR CODE																	0000 VACANT									
MAP NUM																	MKT AREA 04									
NEIGHBORHOOD/LOC																	4004.00									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																										
EXTRA FEATURES																	LIL WILLIAM RD, FERNANDINA BEACH									
L N	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	BLD DATE XF DATE INC DATE									
																	LGL DATE LAND DATE AG DATE									
																	05/26/2023 MLU									
																	BUILDING NOTES									
																	BUILDING DIMENSIONS									
LAND DESCRIPTION																	TOTAL OB/XF 0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000116	C	SFR MARSH	0		OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	150,000.00	150,000.00	163,500									
REVIEW DATE 05/26/2023 BY MLU Total Acres: 1.09 Total Land Value: 163,500 Market: 0 Agricultural: 0 Common: 163,500 PRINTED 08/02/2023 BY SYS																										