BLOCK 1 LOT 61 (EX S-2) &
LOT 62 & PAR 1 SEC 36-2N-27
IN OR 2279/1702

NAGLE KYLE C
1021 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0001-0610

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

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

85046 LINA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	257,500
TOTAL MARKET VALUE	269,500
SOH/AGL Deduction	107,929
ASSESSED VALUE	161,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,571
TOTAL JUST VALUE	269,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992814	MH MOVE-ON	0	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2279/1702	6/03/2019	WD	Q	I	01	145,000
GRANTOR: MAYS TAMMY S						
GRANTEE: NAGLE KYLE C						
2132/0068	6/28/2017	WD	U	V	37	130,000
GRANTOR: PERLINI RICHARD & LAU						
GRANTEE: MAYS TAMMY S						

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000115	C	SFR ACRES	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	225,000							
2	009630	C	SWAMP	0			0.00	0.00	30.00	AC		1.00	1.00	1.00	500.00	500.00	15,000							
3	009600	C	WASTELAND	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	17,500							

REVIEW DATE 03/02/2022 BY NWA Total Acres: 40.00 Total Land Value: 257,500 Market: 0 Agricultural: 0 Common: 257,500 PRINTED 08/02/2023 BY SYS