PT OF LOTS 9 10 & 11
IN OR 2553/1728
CORNWALL SURVEY OF

LOWARY RICHARD E & CLAUDETTE RASH
95057 CHESWICK OAKS DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**26-4N-24-2020-0009-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

KINGS FERRY RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 62,300 |
| TOTAL MARKET VALUE | 62,300 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 62,300 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 62,300 |
| TOTAL JUST VALUE | 62,300 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 53,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M11048 | TANKS/BLRS | 0 | 02/01/2006 |
| E16315 | ELEC OTHER | 4,250 | 12/01/2005 |
| P10489 | OTHER | 0 | 12/01/2005 |
| C16688 | CO ISSUED | 150,000 | 11/01/2005 |
| B16688 | NEW CONSTR | 150,000 | 11/01/2005 |
| R08627 | REPAIR/RRF | 5,000 | 11/01/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2553/1728 | 4/04/2022 | WD | Q | V | 01 | 60,000 |
| GRANTOR: NICKS DAVID W ET AL | | | | | | |
| GRANTEE: LOWARY RICHARD ELDO | | | | | | |
| 2310/1939 | 8/23/2019 | TD | U | V | 11 | 100 |
| GRANTOR: CREWS DEBORAH RUBLE E | | | | | | |
| GRANTEE: NICKS DAVID W | | | | | | |

### 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 | | OR | 0.00 | 0.00 | 3.56 | AC | | 1.00 | 1.00 | 0.70 | 25,000.00 | 17,500.00 | 62,300 | | | | | | | |

REVIEW DATE 06/16/2023 BY MLU Total Acres: 3.56 Total Land Value: 62,300 Market: 0 Agricultural: 0 Common: 62,300 PRINTED 08/02/2023 BY SYS