TRACT A
PT OR 1709/865
NASSAU LAKES PBK 5/70

FERNANDINA BEACH REALTY INC
2057 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-141A-000A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

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

ELK CREEK CT, 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: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,845
TOTAL MARKET VALUE	4,845
SOH/AGL Deduction	4,552
ASSESSED VALUE	293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293
TOTAL JUST VALUE	4,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1709/0865	11/09/2010	WD	U	V	30	100
GRANTOR: WOODS & WATER INC						
GRANTEE: FERNANDINA BEACH RE						
1058/0637	5/29/2002	WD	Q	V		25,000
GRANTOR: DAY TED ALAN						
GRANTEE: WOODS & WATER INC						

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	009630	C	SWAMP	0		PUD	0.00	0.00	9.69	AC		1.00	1.00	1.00	500.00	500.00	4,845							

REVIEW DATE 05/13/2021 BY KWX Total Acres: 9.69 Total Land Value: 4,845 Market: 0 Agricultural: 0 Common: 4,845 PRINTED 08/02/2023 BY SYS