IN OR 2049/1288

SMITH VIRGINIA R L/E/
615 DONNIE LN
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0000-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

95002 TOPSY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
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	22,933
TOTAL LAND VALUE - MARKET	332,550
TOTAL MARKET VALUE	355,483
SOH/AGL Deduction	161,773
ASSESSED VALUE	193,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,710
TOTAL JUST VALUE	355,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2049/1288	5/27/2016	QC	U	I	11	100
GRANTOR: SMITH VIRGINIA R						
GRANTEE: LANCASTER REGINA M						
0139/0129	1/01/1973	TA	Q	V		7,500
GRANTOR:						
GRANTEE:						

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
1	0511	GARAGE CB-	0	0	24	31	744.00	SF	26.80	26.80	100	1982	1982	3	41	8,175	
2	0940	SHEDS/PORT	0	0	10	20	200.00	SF	20.10	20.10	100	1975	1975	3	20	804	
3	0820	WOOD WALK	0	0	0	0	100.00	SF	11.75	11.75	100	1986	1986	3	40	470	
4	0820	WOOD WALK	0	0	10	4	40.00	SF	11.75	11.75	100	1986	1986	3	40	188	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1983	1983	3	100	6,000	
7	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1983	1983	3	100	6,000	
8	0681	POLE SHED	0	0	27	16	432.00	SF	15.00	15.00	100	1982	1982	3	20	1,296	

LAND DESCRIPTION

TOTAL OB/XF 22,933

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	000715	C	MISC RES AC	0		OR	0.00	0.00	7.39	AC		1.00	1.00	0.60	75,000.00	45,000.00	332,550							

REVIEW DATE 03/28/2019 BY KWA Total Acres: 7.39 Total Land Value: 332,550 Market: 0 Agricultural: 0 Common: 332,550 PRINTED 08/02/2023 BY SYS