PT OF GOVT LOT 3 PAR 3-3
IN OR 1787/1889

PETERS GEORGE MATTHEW
941946 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

SR 107 & WARD RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	216,000
TOTAL MARKET VALUE	2,225
SOH/AGL Deduction	0
ASSESSED VALUE	2,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,225
TOTAL JUST VALUE	216,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1787/1889	4/11/2012	WD	U	V	11	100
GRANTOR: PETERS GEORGE MATTHEW						
GRANTEE: PETERS RONALD HANSO						
0869/0384	2/24/1999	WD	U	V	06	100
GRANTOR: PETERS GEORGE MATTHEW						
GRANTEE: PETERS RONALD H & G						

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	005600	A	TIMBER 3 SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	410.00	410.00	2,050							
2	005902	A	HARDWOOD SI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	175.00	175.00	175							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.00	AC		1.00	1.00	0.90	40,000.00	36,000.00	216,000							

REVIEW DATE 06/10/2021 BY KWA Total Acres: 6.00 Total Land Value: 2,225 Market: 216,000 Agricultural: 2,225 Common: 0 PRINTED 08/02/2023 BY SYS