

PARCEL 3-6 OF SEC 29-3N-28 &
PT LOTS 8 & 9 IN OR 2642/1036 AS
LARCHMONT UNIT 1 PB 3/13

MIDWAY ASSOCIATES
9018 LAKES BLVD
WEST PALM BEACH, FL 33412

2023

29-3N-28-0000-0003-0060



BUILDING CHARACTERISTICS

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		8,244
TOTAL LAND VALUE - MARKET		289,632
TOTAL MARKET VALUE		297,876
SOH/AGL Deduction		107,555
ASSESSED VALUE		190,321
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		190,321
TOTAL JUST VALUE		297,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,031

DOR CODE	1001	V C W/XFOB
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	TOT ADJ AREA	SUBAREA MARKET VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/1036	5/18/2023	WD	Q	I	05	1,950,000
GRANTOR: ABBSS TERR INC						
GRANTEE: MIDWAY ASSOCIATES						
2470/1392	6/11/2021	WD	Q	I	05	1,100,000
GRANTOR: STEP BY STEP FERNANDI						
GRANTEE: ABBSS TERR INC						

EXTRA FEATURES

CITRONA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

L N	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	0400	CONC CURB	0 0	0 0	84.00	LF	15.00	15.00	100	2001	2001	3	86	1,084	
2	0423	CL FNC 5'	0 0	0 0	142.00	LF	6.85	6.85	100	2001	2001	3	58	564	
3	0446	BOX FNC 6'	0 0	0 0	168.00	LF	20.00	20.00	100	2001	2001	3	20	672	
4	0803	ASPHALT C	0 0	0 0	5,924.00	SF	2.00	2.00	100	2001	2001	3	50	5,924	
TOTALS															

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001001	C	V CM/XFOBT	0		C-2	140.00	169.00	24,136.00	SF		1.00	1.00	1.00	12.00	12.00	289,632							