PT OF GOVT LOT 6
IN OR 991 PG 1168
INSIDE CITY LIMITS

QUATTLEBAUM SHERRY
1922 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2023

29-3N-28-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

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

S SIDE SADLER RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	21,625
TOTAL MARKET VALUE	21,625
SOH/AGL Deduction	21,363
ASSESSED VALUE	262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262
TOTAL JUST VALUE	21,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5459	SIGN	4,000	01/20/1989
5656	NEW CONSTR	0	01/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0991/1168	6/13/2001	TD	U	I	04	100
GRANTOR: CLERK OF COURT						
GRANTEE: QUATTLEBAUM SHERRY						
0542/0309	5/03/1988	WD	U	V		100
GRANTOR: ROBAS ANN K						
GRANTEE: ATLANTIC BUILDERS						

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	009600	C	WASTELAND	0		RS-2	0.00	0.00	8.65	AC		1.00	1.00	1.00	2,500.00	2,500.00	21,625							

REVIEW DATE 01/01/2018 BY MH Total Acres: 8.65 Total Land Value: 21,625 Market: 0 Agricultural: 0 Common: 21,625 PRINTED 08/02/2023 BY SYS