S 1950 FT OF W 1250 FT OF
N 4081.50 FT IN OR 2572/1278
LYING SE OF CATALINA DR

PATRIOT RIDGE LLP/LITTLE REBECCA L
12442 SAN JOSE BLVD STE 504
JACKSONVILLE, FL 32223

2023

31-2N-28-0000-0002-0060

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

CATALINA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2023 DC
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	75,500
TOTAL MARKET VALUE	340
SOH/AGL Deduction	0
ASSESSED VALUE	340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340
TOTAL JUST VALUE	75,500
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
2572/1278	6/16/2022	WD	Q	V	05	800,000
GRANTOR: LITTLE C J JR & REBEC						
GRANTEE: PATRIOT RIDGE LLP						
0169/0111	1/01/1974	WD	U	V		100
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

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	005901	A	HARDWOOD SI	0		OR	0.00	0.00	1.51	AC		1.00	1.00	1.00	225.00	225.00	340							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	1.51	AC		1.00	1.00	1.00	50,000.00	50,000.00	75,500							

REVIEW DATE 01/18/2023 BY DJA Total Acres: 1.51 Total Land Value: 340 Market: 75,500 Agricultural: 340 Common: 0 PRINTED 08/02/2023 BY SYS