BEING PARCEL 1 IN OR 2339/967
S1224 FT (EX OR 2372/1659 &
EX 3-1 THRU 3-21 &

DOUGLAS ARTHUR B & BARBARA M FAMILY TRUST/DOUGLAS
940538 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,996,600
TOTAL MARKET VALUE	44,920
SOH/AGL Deduction	0
ASSESSED VALUE	44,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,920
TOTAL JUST VALUE	1,996,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P10467	OTHER	0	12/01/2005
E16028	TEMP POLE	0	10/01/2005
M10530	MECH OTHER	0	10/01/2005
B16041	FOUNDATION	1,950	09/01/2005
982397	MH MOVE-ON	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2339/0967	2/12/2020	WD	U	V	11	100
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: DOUGLAS ARTHUR B &						
0159/0604	1/01/1973	MS	U	V		30,000
GRANTOR:						
GRANTEE:						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/28/2020 MF
INC DATE		AG DATE	

BARBARAS PL, FERNANDINA BEACH

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	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	64.98	AC		1.00	1.00	1.00	540.00	540.00	35,089							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	1.39	AC		1.00	1.00	1.00	410.00	410.00	570							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	175.00	175.00	2,450							
4	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	19.46	AC		1.00	1.00	1.00	350.00	350.00	6,811							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	99.83	AC		1.00	1.00	0.50	40,000.00	20,000.00	1,996,600							

REVIEW DATE 09/21/2020 BY KWA Total Acres: 99.83 Total Land Value: 44,920 Market: 1,996,600 Agricultural: 44,920 Common: 0 PRINTED 08/02/2023 BY SYS