BLOCK 1 LOT 6 & PT LOT 5
IN OR 1852/172
EX S-1 OF LOT 5

NOLAN MEGHAN A
6676 BEATRIX DR
JACKSONVILLE, FL 32226

2023

31-2N-28-4955-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

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

95001 JUSTIN CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,648
TOTAL LAND VALUE - MARKET	113,475
TOTAL MARKET VALUE	117,123
SOH/AGL Deduction	75,406
ASSESSED VALUE	41,717
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,717
TOTAL JUST VALUE	117,123
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1852/0172	4/19/2013	WD	Q	I	02	25,000
GRANTOR: SWART JOHAN ERASMUS						
GRANTEE: NOLAN MEGHAN A						
1347/0359	9/02/2005	WD	Q	V		25,000
GRANTOR: RIMES W A SR & LOTT E						
GRANTEE: SWART JOHAN ERASMUS						

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
1	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1993	1993	3	20	600	
2	0681	POLE SHED	0	0	10	8	80.00	SF	15.00	15.00	100	1993	1993	3	20	240	
6	0350	CARPORT WD	0	0	20	24	480.00	SF	13.00	13.00	100	1993	1993	3	20	1,248	
7	0681	POLE SHED	0	0	20	14	280.00	SF	15.00	15.00	100	1993	1993	3	20	840	
8	0681	POLE SHED	0	0	20	12	240.00	SF	15.00	15.00	100	1993	1993	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 3,648

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	000001	C	V RS W/XFOB	0	0005	OR	0.00	0.00	1.78	AC		1.00	1.00	0.85	75,000.00	63,750.00	113,475							

REVIEW DATE 02/24/2022 BY KWA Total Acres: 1.78 Total Land Value: 113,475 Market: 0 Agricultural: 0 Common: 113,475 PRINTED 08/02/2023 BY SYS