

PT SAMUEL HARRISON GRANT
 SEC 44-2N-28E IN OR 178/534
 (EX R/W IN OR 672/449)

TOWNS VIRGINIA L L/E/
 941412 OLD NASSAUVILLE ROAD
 FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0013-0000



| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | NASSAU COUNTY PROPERTY | | | | | | | | | | | |
|---|------------|--------------|----------------------|-----|-----|----------|-------|-------|----------------|---|---------|-------------|-------------|----------------|-----------------|----------------|---------------|-----------------------------|------|---|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | 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 162,000 TOTAL MARKET VALUE 162,000 SOH/AGL Deduction 77,675 ASSESSED VALUE 84,325 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 84,325 TOTAL JUST VALUE 162,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 108,000 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2575/0642 5/17/2022 LE U V 11 100 GRANTOR: TOWNS VIRGINIA L GRANTEE: TOWNS VIRGINIA L RE | | | | | | | | | | | |
| TOTALS | | | | | | | | | | BLD DATE LGL DATE XF DATE LAND DATE 05/30/2023 MLU INC DATE AG DATE | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | OLD NASSAUVILLE RD, FERNANDINA BEACH | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | TOTAL OB/XF 0 | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | |
| 1 | 000000 | C | VAC RES | 0 | | OR | 0.00 | 0.00 | 2.16 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 162,000 | | | | | | | | | | | | | | |
| REVIEW DATE 05/30/2023 BY MLU Total Acres: 2.16 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 08/02/2023 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |