PT NW1/4 OF SW1/4 OF
SEC 32-2N-28E IN OR 2355/982

WILLIAMS ADAM J
309 17TH STREET NORTH
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0025-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
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

HENDRICKS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2021 MF
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	100,500
TOTAL MARKET VALUE	1,447
SOH/AGL Deduction	0
ASSESSED VALUE	1,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,447
TOTAL JUST VALUE	100,500
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
2355/0982	4/18/2020	WD	U	V	37	26,000
GRANTOR: MONEYHAN ROBERT E & D						
GRANTEE: WILLIAMS ADAM J						
2343/0021	2/29/2020	WD	U	V	37	15,400
GRANTOR: STRATTON HARRY						
GRANTEE: MONEYHAN ROBERT E &						

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	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	2.01	AC		1.00	1.00	1.00	720.00	720.00	1,447							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	2.01	AC		1.00	1.00	1.00	50,000.00	50,000.00	100,500							

REVIEW DATE 08/25/2020 BY KWA Total Acres: 2.01 Total Land Value: 1,447 Market: 100,500 Agricultural: 1,447 Common: 0 PRINTED 08/02/2023 BY SYS