PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2645/1237

BALTUS JORDAN
11265 SOUTH BELL AVE
CHICAGO, IL 60643

2023

34-2N-28-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

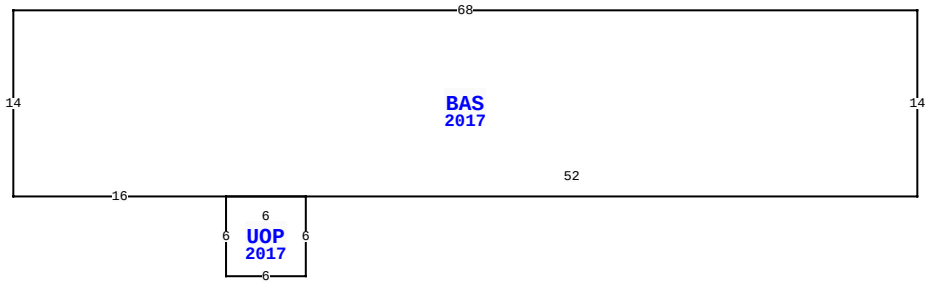
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	952	18,007
UOP	36	25	9	170
TOTALS	988		961	18,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	961	97.0000	63.05	60,591	1985	1985	0	0	0	70.00	30.00

1 MH 93NO RP – 0% - 2023 Heated Area: 952 HX Base Yr



95024 DENISE ST, FERNANDINA BEACH

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

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	18,177
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	77,662
TOTAL MARKET VALUE	95,839
SOH/AGL Deduction	0
ASSESSED VALUE	95,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,839
TOTAL JUST VALUE	95,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/1237	6/02/2023	WD	Q	I	01	99,500
GRANTOR: KLEMAN PROPERTIES						
GRANTEE: BALTUS JORDAN						
2588/0105	8/30/2022	TX	U	I	11	37,700
GRANTOR: TAX COLLECTOR						
GRANTEE: KLEMAN PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W68 S14 E16 UOP=[YR=2017] S6 E6 N6 W6$ E52 N14$.

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	000102	C	SFR/MH	0		RS-1	150.00	318.00	1.09	AC		1.00	1.00	0.95	75,000.00	71,250.00	77,662							

REVIEW DATE 02/06/2018 BY KW Total Acres: 1.09 Total Land Value: 77,662 Market: 0 Agricultural: 0 Common: 77,662 PRINTED 08/02/2023 BY SYS