PT OF SEC 34-2N-28E
IN OR 2226/422

KEENAN SUZANNE REVOCABLE TRUST/KEENAN SUZANNE TRUS
95733 TYSON RD
FERNANDINA BEACH, FL 32034

2023

34-2N-28-0000-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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	16,200
TOTAL MARKET VALUE	16,200
SOH/AGL Deduction	8,294
ASSESSED VALUE	7,906
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,906
TOTAL JUST VALUE	16,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2226/0422	9/25/2018	WD	U	V	11	100
GRANTOR: BERGER TAMARAJ						
GRANTEE: KEENAN SUZANNE REVO						
2225/0581	9/20/2018	WD	U	V	37	3,000
GRANTOR: BERGER TAMARA J						
GRANTEE: KEENAN SUZANNE REVO						

ELLIS LANDING RD, FERNANDINA BEACH

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

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	000000	C	VAC RES	0			0.00	0.00	0.36	AC		1.00	1.00	0.60	75,000.00	45,000.00	16,200							

REVIEW DATE 05/30/2023 BY MLU Total Acres: 0.36 Total Land Value: 16,200 Market: 0 Agricultural: 0 Common: 16,200 PRINTED 08/02/2023 BY SYS