BLOCK 1 LOTS 4 & 5
IN OR 1277/267 & OR 1602/1019
HOLLY POINT NORTH 2 PB 4/80

BARBER DAVID/NIX GLENDA E ET AL
146 GRACIE LN
WAGENER, SC 29164

2023

36-2N-27-525P-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

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	102,000
TOTAL MARKET VALUE	102,000
SOH/AGL Deduction	42,105
ASSESSED VALUE	59,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,895
TOTAL JUST VALUE	102,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1602/1019	1/19/2009	QC	U	V	11	100
GRANTOR: WATKINS VIOLET ANN						
GRANTEE: RICE JANETTE B						
1277/0267	11/30/2004	WD	U	V	07	100
GRANTOR: BARBER DAVID &						
GRANTEE: BARBER DAVID ETAL						

SCHUBERT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.20	85,000.00	17,000.00	17,000							

REVIEW DATE 05/26/2023 BY MLU Total Acres: 0.00 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 08/02/2023 BY SYS