LOT 29A
PINEY ISLAND II PB 4/97

TEAHAN PAGE/JORDAAN PIETER
1623 DADE ST
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0029-00A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

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

PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	62,500
TOTAL MARKET VALUE	62,500
SOH/AGL Deduction	19,243
ASSESSED VALUE	43,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,257
TOTAL JUST VALUE	62,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/0971	7/06/2020	WD	Q	V	02	43,000
GRANTOR: GREENBERRY PROPERTIES						
GRANTEE: TEAHAN PAGE & PIETE						
2374/0967	6/23/2020	QC	U	V	11	100
GRANTOR: LYNWOOD G WILLIS REV						
GRANTEE: GREENBERRY PROPERTI						

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	125,000.00	62,500.00	62,500							

REVIEW DATE 05/23/2023 BY MLU Total Acres: 0.00 Total Land Value: 62,500 Market: 0 Agricultural: 0 Common: 62,500 PRINTED 08/02/2023 BY SYS