IN OR 2584/372

ABERNETHY MARK A JR/ABERNETHY JEREMY
94078 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2023

38-2N-27-0000-0011-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

EAST SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	30,490
TOTAL MARKET VALUE	36,490
SOH/AGL Deduction	0
ASSESSED VALUE	36,490
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,490
TOTAL JUST VALUE	36,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2584/0372	8/12/2022	LE	U	V	11	100
GRANTOR: ABERNETHY MARK A SR						
GRANTEE: ABERNETHY MARK A JR						
0774/1511	10/23/1996	WD	Q	I		15,000
GRANTOR: MCCRAY LILLIAN C SOLE						
GRANTEE: ABERNATHY MARK A SR						

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
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	000001	C	V RS W/XFOB	0		PUD	0.00	0.00	6,098.00	SF		1.00	1.00	1.00	5.00	5.00	30,490							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 30,490 Market: 0 Agricultural: 0 Common: 30,490 PRINTED 08/02/2023 BY SYS