IN OR 2124/800

BAKER CHARLES J JR
1045 PIPPIN ST
JACKSONVILLE, FL 32206

2023

39-2N-28-0000-0020-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4012.00		

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

96179 ONEIL-SCOTT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	24,960
TOTAL MARKET VALUE	25,460
SOH/AGL Deduction	11,248
ASSESSED VALUE	14,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,212
TOTAL JUST VALUE	25,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/0800	6/05/2017	QC	U	I	11	100
GRANTOR: GREEN ROSE M						
GRANTEE: BAKER CHARLES J JR						
1391/1789	2/27/2006	QC	U	I	01	100
GRANTOR: GREEN WILLIAM						
GRANTEE: GREEN ROSE M						

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
1	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1957	1957	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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		OR	105.00	120.00	0.26	AC		1.00	1.00	1.20	80,000.00	96,000.00	24,960							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.26 Total Land Value: 24,960 Market: 0 Agricultural: 0 Common: 24,960 PRINTED 08/02/2023 BY SYS