PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 1212/1101
(EX PT LYING E OF A LINE

ERA FERNANDINA BEACH REALTY
2057 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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, FERNANDINA BEACH

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	3,538
TOTAL LAND VALUE - MARKET	292,938
TOTAL MARKET VALUE	296,476
SOH/AGL Deduction	165,919
ASSESSED VALUE	130,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,557
TOTAL JUST VALUE	296,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P16053	OTHER	1,000	08/01/2012
E25159	ELEC OTHER	0	06/01/2012
B26072	RETAIL ICE MACHIN	10,000	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1212/1101	3/03/2004	WD	Q	V		262,600
GRANTOR: HUNTERS VENTURE CAPIT						
GRANTEE: ERA FERNANDINA BEAC						
0951/0336	9/27/2000	PR	Q	V		119,000
GRANTOR: PREACHE MAURLIEN ET A						
GRANTEE: HUNTERS VENTURE CAP						

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	0810	CONCRETE A	0	0	21	18	378.00	SF	6.50	6.50	100	2012	2012	3	94	2,310	
2	0810	CONCRETE A	0	0	0	0	197.00	SF	6.50	6.50	100	2012	2012	3	94	1,204	
3	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2012	2012	3	96	24	

LAND DESCRIPTION

TOTAL OB/XF 3,538

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	001001	C	V CM/XFOBT	0	0004	CG	0.00	0.00	23,435.00	SF		1.00	1.00	1.00	12.50	12.50	292,938							

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 292,938 Market: 0 Agricultural: 0 Common: 292,938 PRINTED 08/02/2023 BY SYS