PT SAM HARRISON GRANT
SEC 44-2N-28E IN OR 1881/965
& ESMT PT OR 855/689 (EX ESMT

TOWLES JENNIFER L
304 S 17TH ST
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

MANGO LN, 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	0
TOTAL LAND VALUE - MARKET	395,000
TOTAL MARKET VALUE	395,000
SOH/AGL Deduction	132,127
ASSESSED VALUE	262,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,873
TOTAL JUST VALUE	395,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1881/0965	9/25/2013	WD	Q	V	02	230,000
GRANTOR: VAN PUYMBROUCK ROBERT						
GRANTEE: TOWLES JENNIFER L						
1305/1034	3/30/2005	WD	Q	V		450,000
GRANTOR: KENNARD SAMUEL JEFFER						
GRANTEE: VAN PUYMBROUCK ROBE						

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	000131	C	SFR CANAL	0			0.00	0.00	3.95	AC		1.00	1.00	1.00	100,000.00	100,000.00	395,000							

REVIEW DATE 01/01/2018 BY MH Total Acres: 3.95 Total Land Value: 395,000 Market: 0 Agricultural: 0 Common: 395,000 PRINTED 08/02/2023 BY SYS