LOT 6 (LESS N 60 FT)
IN OR 877/1030
(EX R/W IN OR 228/239)

CKO REALTY INC
P O BOX 2184
YULEE, FL 32041

2023

45-2N-28-5240-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

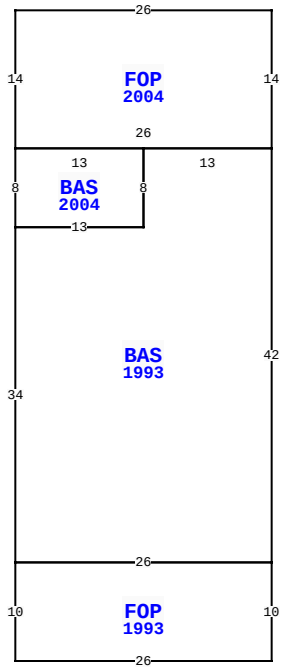
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	988	84,091
BAS	104	100	104	8,852
FOP	260	30	78	6,638
FOP	364	30	109	9,277
TOTALS	1,716		1,279	108,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,279	114.6600	103.48	132,351	1950	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 0% - 0 Heated Area: 1092 HX Base Yr



940596 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	108,859
TOTAL MARKET OB/XF VALUE	5,284
TOTAL LAND VALUE - MARKET	288,750
TOTAL MARKET VALUE	402,893
SOH/AGL Deduction	91,287
ASSESSED VALUE	311,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,606
TOTAL JUST VALUE	402,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-2113	CHNGE SRVC	0	09/01/1995
93-0129	REPAIR/RRF	2,400	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0877/1030	4/06/1999	PR	Q	I		155,000
GRANTOR: BENNETT DONALD F SR P						
GRANTEE: CKO REALTY INC						
0341/0530	7/01/1981	FS	U	I		100
GRANTOR:						
GRANTEE:						

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	0300	BOAT DCK W	0	0	32	5	160.00	SF	40.00	40.00	100	1988	1988	3	20	1,280	
2	0310	AL GANG WY	0	0	0	0	26.00	LF	115.00	115.00	100	1988	1988	3	20	598	
3	0303	FLT DOCK W	0	0	8	16	128.00	SF	26.00	26.00	100	1988	1988	3	20	666	
4	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1988	1988	3	20	400	
5	0920	CWALL-WD/M	0	0	0	0	30.00	LF	390.00	390.00	100	1985	1985	3	20	2,340	

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W26 S14 BAS=[YR=2004] S8 BAS=[YR=1993] S34
FOP=[YR=1993] S10 E26 N10 W26$ E26 N42 W13 S8 W13$ E13 N8
W13$ E26 N14$.

LAND DESCRIPTION

TOTAL OB/XF 5,284

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	000130	C	SFR WATER	0		RS-1	75.00	400.00	75.00	FF		1.00	1.00	1.10	3,500.00	3,850.00	288,750							

REVIEW DATE 05/03/2019 BY KW Total Acres: 0.00 Total Land Value: 288,750 Market: 0 Agricultural: 0 Common: 288,750 PRINTED 08/02/2023 BY SYS