PT LOTS 7 & 8
IN OR 638/219
CHRISTOPHER CREEK ESTATES

SUTTON ELIZABETH J & NANCY R
2018 ALACHUA STREET
FERNANDINA BEACH, FL 32034-2520

2023

45-2N-28-5240-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

940514 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	0
TOTAL MARKET OB/XF VALUE	3,251
TOTAL LAND VALUE - MARKET	349,125
TOTAL MARKET VALUE	352,376
SOH/AGL Deduction	73,569
ASSESSED VALUE	278,807
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,807
TOTAL JUST VALUE	352,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0638/0219	10/04/1991	N/A	U	I	06	100
GRANTOR: LANG HELEN ELIZABETH						
GRANTEE: SUTTON ELIZABETH J						
0600/0993	6/28/1990	PR	U	I	01	100
GRANTOR: LANG HENRY C JR P/R						
GRANTEE: SUTTON ELIZABETH						

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	0511	GARAGE CB-	0	0	40	16	640.00	SF	20.00	20.00	100	1950	1950	3	20	2,560	
2	0681	POLE SHED	0	0	12	32	384.00	SF	9.00	9.00	100	1980	1980	3	20	691	

LAND DESCRIPTION

TOTAL OB/XF 3,251

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	000730	C	MISC RES WAT	0		RS-1	95.00	440.00	95.00	FF		1.00	1.00	1.05	3,500.00	3,675.00	349,125							

REVIEW DATE 05/03/2019 BY KWX Total Acres: 0.00 Total Land Value: 349,125 Market: 0 Agricultural: 0 Common: 349,125 PRINTED 08/02/2023 BY SYS