PT SEC 45-3N-28E
IN OR 2562/990

KENNISON DAVID S & COURTNEE D
36017 PUREBREAD CT
CALLAHAN, FL 32011

2023

45-3N-28-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

96069 OPAL AV, 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	103,976
TOTAL MARKET VALUE	103,976
SOH/AGL Deduction	0
ASSESSED VALUE	103,976
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,976
TOTAL JUST VALUE	103,976
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/0990	5/11/2022	WD	Q	V	01	135,000
GRANTOR: KELLY DONNA CARTER						
GRANTEE: KENNISON DAVID S &						
2495/0152	9/08/2021	WD	U	V	11	100
GRANTOR: FREEMAN RICHARD H SR						
GRANTEE: KELLY DONNA C						

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	000116	C	SFR MARSH	0		RS-1	125.00	600.00	0.77	AC		1.00	1.00	1.00	135,000.00	135,000.00	103,950							
2	009500	C	SUBMERGED	0			0.00	0.00	1.04	AC		1.00	1.00	1.00	25.00	25.00	26							

REVIEW DATE 03/02/2017 BY KWX Total Acres: 1.81 Total Land Value: 103,976 Market: 0 Agricultural: 0 Common: 103,976 PRINTED 08/02/2023 BY SYS