PT SW1/4 OF SEC 50-2N-28E IN
DBK 119/340 (EX PT IN
SOVEREIGN LANDS & PT IN

FIRST COAST INC
PO BOX 39
YULEE, FL 32041

2023

50-2N-28-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9500	RIVERS AND LAKES	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

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

OFF AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,875
TOTAL MARKET VALUE	1,875
SOH/AGL Deduction	0
ASSESSED VALUE	1,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,875
TOTAL JUST VALUE	1,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2593/0456	9/27/2022	TX	U	V	11	2,000
GRANTOR: TAX COLLECTOR						
GRANTEE: FIRST COAST INC						
0119/0340	8/03/1943	QC	U	V	09	100
GRANTOR: PETTYJOHN JAMES W & E						
GRANTEE: KLARER JOHN J MRS						

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	009500	C	SUBMERGED	0		OR	0.00	0.00	75.00	AC		1.00	1.00	1.00	25.00	25.00	1,875							

REVIEW DATE 01/01/2018 BY MH Total Acres: 75.00 Total Land Value: 1,875 Market: 0 Agricultural: 0 Common: 1,875 PRINTED 08/02/2023 BY SYS