BLOCK 4 LOT 32
R/W CLOSES PT OR 703/81-85
IN OR 822/396

WATSON NINA L & NICAREN L/WATSON NANETTE L
PO BOX 41493
JACKSONVILLE, FL 32203

2024

00-00-30-010A-0004-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

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

5403 GREGG ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
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	656,250
TOTAL MARKET VALUE	656,250
SOH/AGL Deduction	313,275
ASSESSED VALUE	342,975
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	342,975
TOTAL JUST VALUE	656,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	562,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005834	DEMOLITION	4,500	07/07/2020
E21584	ELEC OTHER	12,000	02/01/2009
P13668	OTHER	0	02/01/2009
B22212	NEW CONSTR	301,372	01/01/2009
R11725	REPAIR/RRF	12,000	01/01/2009
WE00528	WELL	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0822/0396	2/10/1998	QC	U	V	01	100
GRANTOR: WATSON WILLIAM						
GRANTEE: WATSON NINA L & NIC						
0688/0888	9/16/1993	WD	Q	V		23,500
GRANTOR:						
GRANTEE:						

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	000000	C	VAC RES	0		RSF-2	50.00	155.00	50.00	FF		1.00	1.00	1.25	10,500.00	13,125.00	656,250							

REVIEW DATE 04/15/2024 BY MLU Total Acres: 0.00 Total Land Value: 656,250 Market: 0 Agricultural: 0 Common: 656,250 PRINTED 08/06/2024 BY SYS