

BLOCK 14 LOTS 15 & 16
IN OR 1644/1127
AMERICAN BEACH SUB #2 PB 3/6

DAWKINS MICHAEL A & LASHANDA R
972 WILLOWOOD LANE SW
ATLANTA, GA 30331

2024

00-00-30-010B-0014-0150



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
																	VALUATION BY STANDARD											
																	Tax Group: 8						Tax Dist:					
																	BUILDING MARKET VALUE						0					
																	TOTAL MARKET OB/XF VALUE						0					
																	TOTAL LAND VALUE - MARKET						450,000					
																	TOTAL MARKET VALUE						450,000					
																	SOH/AGL Deduction						333,077					
																	ASSESSED VALUE						116,923					
																	TOTAL EXEMPTION VALUE						0					
																	BASE TAXABLE VALUE						116,923					
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										BLD DATE				LGL DATE		04/15/2024		MLU										
EXTRA FEATURES					LEE ST, FERNANDINA BEACH					XF DATE				LAND DATE														
										INC DATE				AG DATE														
L N	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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0007	RSF-21	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000											
REVIEW DATE 04/15/2024 BY MLU Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS																												