BLOCK 18 LOT 8
IN OR 2151/441
AMERICAN BEACH SUB # 2 PB 3/6

BANKSTON KELLY A
740 OLD AMELIA AV
FERNANDINA BEACH, FL 32034

2024

00-00-30-010B-0018-0080

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	231,000
SOH/AGL Deduction	136,623
ASSESSED VALUE	94,377
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,377
TOTAL JUST VALUE	231,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2151/0441	10/03/2017	WD	Q	V	01	75,000
GRANTOR: SMITH KEVIN B & CHERL						
GRANTEE: BANKSTON KELLY A						
1318/0926	5/19/2005	PR	U	I	24	100
GRANTOR: SMITH CHARLES T ESTAT						
GRANTEE: SMITH KEVIN B & CHE						

5443 LEONARD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	04/15/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0007	RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS