BLOCK 2 LOT 5
PT OR 1447/527
AMERICAN BEACH 3 UNIT 1

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

00-00-30-010C-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
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

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		525,000
TOTAL MARKET VALUE		525,000
SOH/AGL Deduction		225,525
ASSESSED VALUE		299,475
TOTAL EXEMPTION VALUE	03	299,475
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		525,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/0527	9/26/2006	WD	U	V	06	100
GRANTOR: THE TRUST FOR PUBLIC						
GRANTEE: NASSAU COUNTY						
1447/0524	9/26/2006	WD	Q	V		1,300,000
GRANTOR: NELSON TONY D						
GRANTEE: THE TRUST FOR PUBLI						

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	008600	C	COUNTY	0		RG-1	50.00	100.00	50.00	FF		1.00	1.00	1.00	10,500.00	10,500.00	525,000							

REVIEW DATE 04/15/2024 BY MLU Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 08/06/2024 BY SYS