BLOCK 7 LOT 3
IN OR 2375/1583
AMERICAN BEACH 3 SECT 2 PB 4/1

FULLER SHELTON JEROME SR & ROCHELLE
85047 APOKA CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-010D-0007-0030

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

1680 LEWIS ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	225,000
SOH/AGL Deduction	105,210
ASSESSED VALUE	119,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,790
TOTAL JUST VALUE	225,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230014384	H 2094	383,019	11/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2375/1583	7/13/2020	WD	Q	V	01	100,000
GRANTOR: FELDER CAROLYN JULIA						
GRANTEE: FULLER SHELTON JERO						
0466/0100	8/01/1985	WD	U	V		7,400
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	108.00	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