LOTS 22 23 & PT OF ST
PT OR 2609/1461
(EX OR 2327/404)

TJ & B NASSAU LLC
960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

2024

00-00-30-024A-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

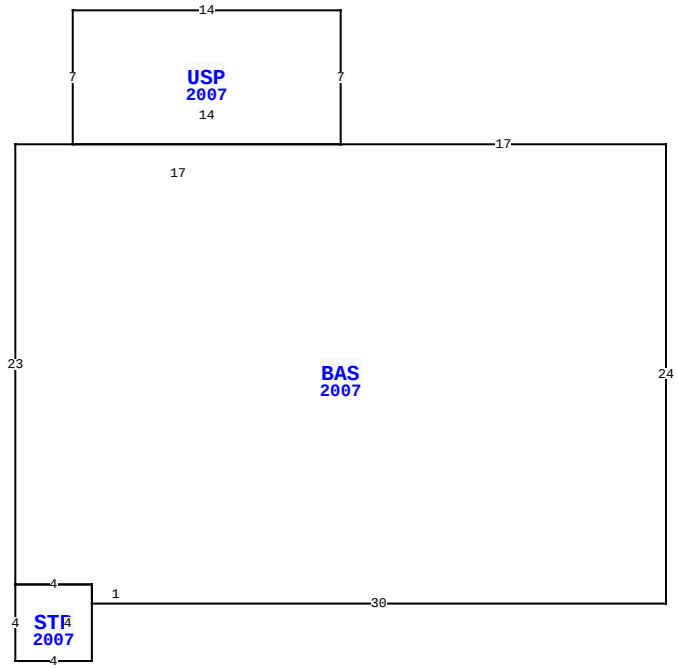
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	812	100	812	41,816
STP	16	10	2	103
USP	98	30	29	1,494
TOTALS	926		843	43,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	843	96.8000	91.96	77,522	1950	1950	0	0	0	44.00	56.00

2 SINGLE FAM – 0% - 2023 Heated Area: 812 HX Base Yr



864 OAK ST, FERNANDINA BEACH

BLD DATE	01/15/2020	KK	LGL DATE		
XF DATE	01/15/2020	KK	LAND DATE	01/15/2020	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	43,412
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	308,610
TOTAL MARKET VALUE	352,022
SOH/AGL Deduction	0
ASSESSED VALUE	352,022
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,022
TOTAL JUST VALUE	352,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/1461	12/21/2022	SW	U	I	30	275,000
GRANTOR: T J OF NASSAU INC						
GRANTEE: TJ & B NASSAU LLC						
1056/1899	5/22/2002	TD	U	I	19	1,525,000
GRANTOR: COURSON CHARLES & WM						
GRANTEE: T J OF NASSAU INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17USP=[YR=2007] N7W14S7E14$
W17S23STP=[YR=2007] S4E4N4W4$E4S1E30 N24$.

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	000800	C	MULTI-FAM	0		CI	0.00	0.00	20,574.00	SF		1.00	1.00	1.00	15.00	15.00	308,610							

REVIEW DATE 07/13/2023 BY TWA Total Acres: 0.00 Total Land Value: 308,610 Market: 0 Agricultural: 0 Common: 308,610 PRINTED 08/06/2024 BY SYS