

LOTT ANTONE L & DEBORAH J
1243 GERBING ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0260-0001-0070

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,665,000 Market: 0 Agricultural: 0 Common: 1,665,000 PRINTED 08/06/2024 BY SYS

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										8
ELEMENT		CD	CONSTRUCTION				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					826,088														
																					TOTAL MARKET OB/XF VALUE					63,230														
																					TOTAL LAND VALUE - MARKET					1,665,000														
																					TOTAL MARKET VALUE					2,554,318														
																					SOH/AGL Deduction					1,074,083														
																					ASSESSED VALUE					1,480,235														
																					TOTAL EXEMPTION VALUE					HX HB		50,000												
																					BASE TAXABLE VALUE					1,430,235														
																					TOTAL JUST VALUE					2,554,318														
																					NCON VALUE					0														
																					INCOME VALUE																			
																					PREVIOUS YEAR MKT VALUE					2,518,590														
DOR CODE		0100		SINGLE FAMILY																																				
MAP NUM						MKT AREA														03																				
NEIGHBORHOOD/LOC		3027.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																			
TOTALS																																								
EXTRA FEATURES																																								
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																							
11	0921	CWALL - CC P		0100	0	0	162.00	LF	660.00	660.00	100	1936	1936	3	20	21,384																								
12	0681	POLE SHED		0100	35	12	420.00	SF	15.00	15.00	100	1995	1995	3	23	1,449																								
13	0317	DCK PLNG W		0100	0	0	8.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	1,600																								
14	0920	CWALL - WD/M		0100	0	0	54.00	LF	390.00	390.00	100	1995	1995	3	20	4,212																								
LAND DESCRIPTION										TOTAL OB/XF										28,645																				
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															
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