

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
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 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 361,000 TOTAL MARKET VALUE 361,000 SOH/AGL Deduction 0 ASSESSED VALUE 361,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 361,000 TOTAL JUST VALUE 361,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 361,000											
DOR CODE		0000 VACANT															PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM																	SP240004797				INGROUND CONCRETE				60,000		04/25/2024	
NEIGHBORHOOD/LOC		3037.00															22007580				NEW CONSTR				709,657		05/16/2022	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE													SALES DATA											
																	OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE	
																	2262/0040		3/14/2019		WD Q		V 01		425,000			
TOTALS					5628 OCEAN BLVD, FERNANDINA BEACH												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
EXTRA FEATURES																	GRANTOR: SACHATELLO SCOTT A &											
																	GRANTEE: MONROE TERRY O & KI											
																	1981/0420		5/19/2015		WD Q		V 05		400,000			
																	GRANTOR: STUDWELL ROBERT A & J											
																	GRANTEE: SACHATELLO SCOTT A											
																	BUILDING NOTES											
																	BUILDING DIMENSIONS											
																	TOTAL OB/XF 0											
LAND DESCRIPTION																	TOTAL OB/XF 0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RG-1	95.00	249.00	95.00	FF		1.00	1.00	1.00	3,800.00	3,800.00	361,000											
REVIEW DATE 04/09/2024 BY DJ Total Acres: 0.00 Total Land Value: 361,000 Market: 0 Agricultural: 0 Common: 361,000 PRINTED 08/06/2024 BY SYS																												