3-2N-28 S-1 PT OF LOTS 9 & 10
IN OR 2189/1576
EX R/W IN OR 338 PG 26

MORRIS ROBERT GLENN II/MORRIS ROBERT GLENN
165 RIVER MARSH DR
PONTE VEDRA BEACH, FL 32082

2024

00-00-30-044A-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

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

1456 SIMMONS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 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	1,911,000
TOTAL MARKET VALUE	1,911,000
SOH/AGL Deduction	1,281,473
ASSESSED VALUE	629,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	629,527
TOTAL JUST VALUE	1,911,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,592,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2189/1576	4/10/2018	WD	Q	V	01	485,000
GRANTOR: PATTEN BRIAN						
GRANTEE: MORRIS ROBERT GLENN						
2012/0352	10/30/2015	TD	Q	V	01	220,000
GRANTOR: DENT HUGH GILBERT III						
GRANTEE: PATTEN BRIAN						

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	000192	C	UNDEVELOP	0		RSF-2	0.00	0.00	6.37	AC		1.00	1.00	1.00	300,000.00	300,000.00	1,911,000							

REVIEW DATE 03/14/2024 BY MLU Total Acres: 6.37 Total Land Value: 1,911,000 Market: 0 Agricultural: 0 Common: 1,911,000 PRINTED 08/06/2024 BY SYS