

PT LOT 54 IN OR 1243/1349
BEING PT OF PARCEL "11-A"
OCEAN BREEZE FARMS PBK 2/19

NASSAU COUNTY BOCC
96135 NASSAU PLACE STE 2
YULEE, FL 32097

2024

00-00-30-044B-0054-0000



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	PAGE 1 of 1																						
															VALUATION BY STANDARD																								
					Tax Group: 8										Tax Dist:																								
					BUILDING MARKET VALUE										0																								
					TOTAL MARKET OB/XF VALUE										0																								
					TOTAL LAND VALUE - MARKET										124,000																								
					TOTAL MARKET VALUE										124,000																								
					SOH/AGL Deduction										0																								
					ASSESSED VALUE										124,000																								
					TOTAL EXEMPTION VALUE										03 124,000																								
					BASE TAXABLE VALUE										0																								
DOR CODE					8000					VAC GOVERNMENTAL																													
MAP NUM										MKT AREA					02																								
NEIGHBORHOOD/LOC					2021.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES					AMELIA ISLAND PKWY, FERNANDINA BEACH																																		
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																								
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	008600	C	COUNTY	0		RG-1	0.00	0.00	1.24	AC		1.00	1.00	1.00	100,000.00	100,000.00	124,000																						
REVIEW DATE 01/16/2024					BY KBA					Total Acres: 1.24					Total Land Value: 124,000					Market: 0					Agricultural: 0					Common: 124,000					PRINTED 08/06/2024 BY SYS				