5-2N-28 S-2 PT OF LOT 96
IN OR 2300/1179
BEING PARCEL 1

TURNER ACE HARDWARE FERNANDINA LLC/LASSERRE CURTIS
5827 ARLINGTON RD
JACKSONVILLE, FL 32211

2024

00-00-30-044B-0096-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

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

3032 S 8TH ST, FERNANDINA BEACH

BLD DATE	06/19/2020	KK	LGL DATE	
XF DATE	06/19/2020	KK	LAND DATE	06/19/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	377,400
TOTAL MARKET VALUE	377,400
SOH/AGL Deduction	92,583
ASSESSED VALUE	284,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,817
TOTAL JUST VALUE	377,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008218	DEMO OFFIC BLDG	14,100	08/30/2022
B1226716	ADA RAMP	4,000	12/01/2012
B1226735	ADD PRKSPC	3,945	12/01/2012
B25031	REMODEL	5,000	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2300/1179	8/27/2019	WD	Q	I	05	450,000
GRANTOR: LASSERRE CURTISS H RE						
GRANTEE: TURNER ACE HARDWARE						
2004/0377	9/01/2015	WD	U	I	11	100
GRANTOR: LASSERRE CURTIS H						
GRANTEE: CURTISS H LASSERRE						

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	001000	C	COMMERCIAL	0	0004	CI	100.00	185.00	18,500.00	SF		1.00	1.00	1.20	17.00	20.40	377,400							

REVIEW DATE 10/06/2022 BY HS Total Acres: 0.00 Total Land Value: 377,400 Market: 0 Agricultural: 0 Common: 377,400 PRINTED 08/06/2024 BY SYS