TRACT 1
PT OR 2721/476 BEING PAR 2
OCEAN DUNES SUB PB 4/54

LOTT DIANE V TRUST/LOTT DIANE V TRUSTEE
4296 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-30-0450-000A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1053.00		

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

S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
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	294,525
TOTAL MARKET VALUE	294,525
SOH/AGL Deduction	46,690
ASSESSED VALUE	247,835
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,835
TOTAL JUST VALUE	294,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1267	6/26/2024	FJ	U	I	11	0
GRANTOR: LOTT FRANCIS M EST						
GRANTEE: LOTT DIANE VICKERS						
2721/476	6/21/2024	WD	U	I	11	100
GRANTOR: LOTT DIANE VICKERS						
GRANTEE: LOTT DIANE V TRUST						

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	000120	C	SFR OCN FT	0		RSF-1	15.00	450.00	15.00	FF	3	1.19	1.00	1.19	16,500.00	19,635.00	294,525							

REVIEW DATE 05/07/2024 BY MLU Total Acres: 0.00 Total Land Value: 294,525 Market: 0 Agricultural: 0 Common: 294,525 PRINTED 08/06/2024 BY SYS