



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD		Tax Group: 2		Tax Dist:																			
															BUILDING MARKET VALUE			0																					
															TOTAL MARKET OB/XF VALUE			0																					
															TOTAL LAND VALUE - MARKET			28																					
															TOTAL MARKET VALUE			28																					
															SOH/AGL Deduction			0																					
															ASSESSED VALUE			28																					
															TOTAL EXEMPTION VALUE	04		28																					
															BASE TAXABLE VALUE			0																					
															TOTAL JUST VALUE			28																					
															NCON VALUE			0																					
															INCOME VALUE																								
															PREVIOUS YEAR MKT VALUE			28																					
DOR CODE										8000 VAC GOVERNMENTAL																													
MAP NUM										MKT AREA										01																			
NEIGHBORHOOD/LOC										2004.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES										SADLER RD, 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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	009400	C	RIGHTOFWAY	0		C-1	30.00	400.00	0.28	AC		1.00	1.00	1.00	100.00	100.00	28																						
REVIEW DATE										01/16/2024										BY KBA																			
Total Acres:										0.28										Total Land Value: 28																			
Market:										0										Agricultural: 0																			
Common:										28										PRINTED 08/06/2024 BY SYS																			

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			28
TOTAL MARKET VALUE			28
SOH/AGL Deduction			0
ASSESSED VALUE			28
TOTAL EXEMPTION VALUE	04		28
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			28
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			28

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0633/1124	8/15/1991	WD	U	V		100			
GRANTOR: BURNS PAUL C									
GRANTEE: CITY OF FDNA BEACH									
0633/1123	8/15/1991	WD	U	V	06	100			
GRANTOR: MANNING MARK & DIXIE									
GRANTEE: BURNS PAUL C									

BUILDING NOTES									

BUILDING DIMENSIONS									