

LOT 58 (EX S-3 S-4 & S-5)
 PT OR 1623/502
 (EX RW IN OR 133/188)

MCS DEVELOPMENT CORPORATION
 228 CLATTER BRIDGE ROAD
 PONTE VEDRA, FL 32081

2024

00-00-30-0740-0058-0000



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	VALUATION SUMMARY																	
																						STANDARD																	
																				VALUATION BY					Tax Group: 8					Tax Dist:									
																				BUILDING MARKET VALUE										0									
																				TOTAL MARKET OB/XF VALUE										0									
																				TOTAL LAND VALUE - MARKET										750									
																				TOTAL MARKET VALUE										750									
																				SOH/AGL Deduction										0									
																				ASSESSED VALUE										750									
																				TOTAL EXEMPTION VALUE										0									
																				BASE TAXABLE VALUE										750									
																				TOTAL JUST VALUE										750									
																				NCON VALUE										0									
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE										750									
																				PERMIT NUM				DESCRIPTION				AMT				ISSUED							
																				SALES DATA																			
OFF RECORD Number					DATE					TYPE INST		Q / V / I / V		RSN CD		SALE PRICE																							
1623/0502					3/31/2009					QC U		V		16		100																							
GRANTOR: OCEAN REACH JOINT VEN																																							
GRANTEE: MCS DEVELOPMENT COR																																							
1043/1920					3/15/2002					WD Q		V		1,100,000																									
GRANTOR: T J OF NASSAU INC																																							
GRANTEE: OCEAN REACH JOINT V																																							
BUILDING NOTES																																							
BUILDING DIMENSIONS																																							
TOTALS										S 14TH ST, FERNANDINA BEACH										BLD DATE																			
EXTRA FEATURES																				XF DATE																			
																				LGL DATE																			
																				LAND DATE																			
																				AG DATE																			
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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000000	C	VAC RES	0		RSF-2	0.00	0.00	0.10	AC		1.00	1.00	0.10	75,000.00	7,500.00	750																						
REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.10 Total Land Value: 750 Market: 0 Agricultural: 0 Common: 750 PRINTED 08/06/2024 BY SYS																																							