PT LOTS 5 & 8
IN OR 2580/1922
SUAREZ GRANT SEC 12-2N-28E

STROUD SEAN IRRVC INVEST SERVICE TRUST/STROUD JILL
304 SPENCER CREEK RD
FRANKLIN, TN 37069

2024

00-00-30-0760-0005-0220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

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

SR A1A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	399,879
TOTAL MARKET VALUE	399,879
SOH/AGL Deduction	0
ASSESSED VALUE	399,879
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	399,879
TOTAL JUST VALUE	399,879
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	399,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/1922	7/27/2022	WD	Q	V	01	490,000
GRANTOR: JMA PROPERTIES LLC						
GRANTEE: STROUD SEAN IRREVOC						
1567/0662	5/20/2008	WD	U	V	19	100
GRANTOR: TAX FREE EXCHANGE COM						
GRANTEE: JMA PROPERTIES LLC						

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		PUD	0.00	0.00	44,431.00	SF		1.00	1.00	1.00	9.00	9.00	399,879							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 399,879 Market: 0 Agricultural: 0 Common: 399,879 PRINTED 08/06/2024 BY SYS