PT OF LOT 9 (S-2)
IN OR 2438/935
SIGN ESMT OR 1521/1784

HABERHILL RE LLC
1417 SADLER RD #358
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0009-0020

NASSAU COUNTY PROPERTY

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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	543,870
TOTAL MARKET VALUE	543,870
SOH/AGL Deduction	68,587
ASSESSED VALUE	475,283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	475,283
TOTAL JUST VALUE	543,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	540,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2438/0935	2/26/2021	WD	Q	V	01	475,000
GRANTOR: DELAMO JOSEP G & NICH						
GRANTEE: HABERHILL RE LLC						
2129/1883	6/29/2017	SW	U	V	37	200,000
GRANTOR: TJB PROPERTIES LLC						
GRANTEE: DE LAMO JOSEP GENEB						

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	60,430.00	SF		1.00	1.00	1.00	9.00	9.00	543,870							

REVIEW DATE 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 543,870 Market: 0 Agricultural: 0 Common: 543,870 PRINTED 08/06/2024 BY SYS