PT OF LOT 40 PT OR 2103/15
PT ABND R/W IN OR 1243/1618
SUB OF SO PT SEC 12 DBK 39/292

SOUTH FLETCHER PROPERTIES LLC
960194 GATEWAY BLVD, SUITE # 101
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0040-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

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

AMELIA CITY, 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	341,250
TOTAL MARKET VALUE	341,250
SOH/AGL Deduction	598
ASSESSED VALUE	340,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,652
TOTAL JUST VALUE	341,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/0015	2/16/2017	WD	Q	I	05	1,300,000
GRANTOR: J H COBB PROPERTIES I						
GRANTEE: SOUTH FLETCHER PROP						
1227/0372	5/03/2004	WD	U	V	19	160,000
GRANTOR: COBB JAMES H III						
GRANTEE: J H COBB PROPERTIES						

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		CN	195.00	175.00	34,125.00	SF		1.00	1.00	1.00	10.00	10.00	341,250							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 341,250 Market: 0 Agricultural: 0 Common: 341,250 PRINTED 08/06/2024 BY SYS