LOT 7
IN OR 2465/1852
(EX PARK & 14TH CONDO

OCEAN OAKS DESIGN BUILD LLC
1027 S 8TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-127A-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

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

PARK AV, 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: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	150,275
TOTAL MARKET VALUE	150,275
SOH/AGL Deduction	0
ASSESSED VALUE	150,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,275
TOTAL JUST VALUE	150,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061588	OTHER	7,000	07/07/2006
20060131	GAS	2,000	01/20/2006
20060043	ELEC OTHER	20,000	01/10/2006
20052486	ELEC OTHER	20,000	08/19/2005
20051964	FOUNDATION	1,000	06/09/2005
20051965	FOUNDATION	1,000	06/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2465/1852	5/27/2021	WD	U	V	30	180,000
GRANTOR: BUCHANAN LAND COMPANY						
GRANTEE: OCEAN OAKS DESIGN B						
2293/1440	5/21/2019	QC	U	V	11	100
GRANTOR: PARK & 14TH						
GRANTEE: BUCHANAN LAND COMPA						

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		C-1	165.00	308.00	6,011.00	SF		1.00	1.00	1.00	25.00	25.00	150,275							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,275 Market: 0 Agricultural: 0 Common: 150,275 PRINTED 08/06/2024 BY SYS