LOT 251
GA FDNA BEACH 2 UNR

DALLMAN JEFFRY P & LAURA F
1615 HIGHLAND DUNES
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0251-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.0100		

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

616 TARPON AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	265,000
SOH/AGL Deduction	23,000
ASSESSED VALUE	242,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,000
TOTAL JUST VALUE	265,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2641	CO		04/15/2024
20222641	NEW CONSTR	645,727	12/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/0811	11/05/2021	WD	Q	V	01	310,000
GRANTOR: MIDDLETON STEPHEN A &						
GRANTEE: DALLMAN JEFFRY P &						
1622/0827	5/08/2009	WD	Q	V	02	129,900
GRANTOR: KOSTICH CONSTRUCTION						
GRANTEE: MIDDLETON STEPHEN A						

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	000000	C	VAC RES	0		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000							

REVIEW DATE 04/02/2024 BY DJ Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 08/06/2024 BY SYS